



Your Inspection Report

PREPARED FOR:



INSPECTION DATE:

Friday, November 20, 2020

PREPARED BY:

Dean Mahalick



Warren Commercial Inspections
171 Main Street, Suite B101
Ashland, MA 01721

508 881 1105

warrencommercialinspections.com
warrencommercialinspections.com



December 2, 2020



The enclosed report has been prepared to provide pertinent technical information about the subject property. This report meets or exceeds the ASTM Standard E2018-15 for Property Condition Assessment. The report is not technically exhaustive and should be considered preliminary.

The entire report must be considered in order to rely on the findings contained within. Sampling information in the report may put it out of context.

The report will not be released to anyone without your permission.

Thank you for giving us the opportunity to be of service. Should you have any questions regarding this report, please contact us.

Sincerely,

Dean Mahalick
on behalf of
Warren Commercial Inspections

Warren Commercial Inspections
171 Main Street, Suite B101
Ashland, MA 01721
508 881 1105
warrencommercialinspections.com
warrencommercialinspections.com

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR CO

INSULATION

STRUCTURE

EXTERIOR C

APPENDIX

This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Ventilation, Plumbing, Roofing, Exterior, and Interior.

This report exceeds the ASTM Standard E2018-15 in that a five-year time frame for major repairs or replacements of building components has been considered.

This report provides recommendations and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

Costs are provided for recommendations that are beyond normal maintenance and that are expected to exceed \$3,000. Costs expected to be below that threshold will be marked as Minor. The costs provide an order of magnitude only, and do not include any design or construction management fees, contingencies, permit fees or taxes. Contractors should be contacted for quotations.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist performed a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory - performing its intended function; no major defects noted.

Serviceable - performing its intended function, but has visible defects or is aging. It will require minor to moderate repairs.

Fair - barely performing its intended function. Has visible defects or is aging and will require moderate to major repairs in the short term.

Poor - not performing its intended function. The component is at or beyond its useful life. Component requires major repair or replacement.

All building sizes noted here are rough approximations based on site observations, and are for the purposes of this report only.

SIGNIFICANT ITEMS

In our opinion, the following items are likely to require more than \$3,000 in remedial action within the conditions that should be considered over the next 5 years:

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR CO

INSULATION

STRUCTURE

EXTERIOR C

APPENDIX

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

[Priority Maintenance Items](#)

Roofing

GENERAL \ Level of Maintenance

Condition: • Somewhat deferred

FLAT ROOF(S) \ General condition

Condition: • Significant deficiencies noted

EPDM \ Overall condition

Condition: • Poor

Task: Repair or replace

Time: Immediate

Cost: \$3,000 - \$25,000

ASPHALT SHINGLES \ Overall condition

Condition: • Serviceable

ASPHALT SHINGLES \ Maintenance level

Condition: • Somewhat deferred

ASPHALT SHINGLES \ Deficiencies

Condition: • Damaged sheathing

Condition: • Approaching end of typical life expectancy

Task: Replace

Time: Less than 2 years

Cost: \$85,000 - \$120,000

Interior Components

GENERAL \ Interior Surfaces

Condition: • Some walls and ceilings show cracks and bulges

Wall cracking and sagging due to noted structural failure are seen.

Location: Right wing interior

Task: Repair Further evaluation

Time: As soon as practical

Cost: Depends on work needed

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR CO

INSULATION

STRUCTURE

EXTERIOR C

APPENDIX

Structure

GENERAL \ Structure

Condition: • Major deficiencies noted

Location: Crawl Space

Task: Repair or replace

Time: Immediate

Cost: Major

FOUNDATIONS \ Settlement and shrinkage cracks

Condition: • Settlement cracks noted

Settlement cracks and water penetration are seen throughout the crawlspace and basement

Location: Crawl Space

Task: Repair/seal

Cost: \$3000 - \$5000

TERMITES \ General

Condition: • Evidence of insect damage noted

Rear sill of the building has widespread termite and moisture damage. Significant structural damage is seen. Interior structure above has settled. Widespread damage is seen.

Location: Crawl Space

Task: Repair or replace

Time: Immediate

Cost: Major

Exterior Components

WALLS \ Masonry

Condition: • Mortar deterioration

Condition: • Cracks

Task: Further evaluation needed

Cost: TBD

Condition: • Damage

Brick displacement seen at left front wall

Location: Left front wall

Task: further evaluation is needed

Cost: TBD

WINDOWS \ General

Condition: • Moderate deficiencies noted

Broken glass is noted due to the stress of structural failure.

Location: Right wing rear

Task: Repair

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Time: As soon as practical

Cost: \$2000 - \$3000

WOODWORK AND TRIM \ General

Condition: • Rotted

Widespread water damage seen throughout the fascias, soffits and rake boards. Removal/replace

Location: Throughout

Cost: \$6500 - \$8000

SITE WORK \ Grading

Condition: • Improper grading

Poor drainage at asphalt sidewalk at rear right wing has contributed to major structural damage. Poor grading and drainage is contributing to foundation leaks seen in basement and crawlspaces.

Location: Throughout

Time: As soon as practical

Cost: Depends on work needed

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

Name of client:



Client relationship to this property: • Prospective purchaser • Current lessee

Purpose of the report: • Property Condition Assessment

Date of site visit:

• Date:
11/20/20

General property description: • Commercial

Approximate size of building: • 18,000sf

Number of stories: • 1

Below grade area: • Basement • Crawlspace

Approximate age of building: • More than 50 years

Attendees: • Buyer

Attendees: • Dean Mahalick Inspector 934
Jon Geldart Inspector 1078

Document review: • No documents were available for review.

Overall condition: • Repairs are recommended to several systems.

Overall condition: • Repairs are needed to structure due to water damage and wood destroying insects.

Overall level of maintenance: • Some deferred maintenance was noted.

This report meets ASTM Standard E2018-15, with these exceptions: • A Building Code and Fire Code violation inquiry was not undertaken. • Fire and life safety systems were not reviewed.

Weather: • Clear • Ground was dry

Approximate temperature: • 50°

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR CO

INSULATION

STRUCTURE

EXTERIOR C

APPENDIX

Description

Electrical service to the building: • Underground

Main electrical service transformer: • Pad-mounted transformer • front of property

Electrical service size: • 800-amps • 120/208-volt, three phase

Service distribution and metering: • The main service is divided to service several areas

Distribution panels: • Circuit breakers

Predominant wire types: • Copper - non-metallic sheathed • Copper and aluminum - majority appears to be copper

Lighting fixture types: • Fluorescent • Fluorescent

Standby generator: • Natural gas-fired • located in mechanical room

Grounding - electrical system: • at grounding rods

Recommendations

GENERAL \ Overall condition

Condition: • Satisfactory

GENERAL \ Level of Maintenance

Condition: • Satisfactory

DISTRIBUTION EQUIPMENT \ General condition

Condition: • No major deficiencies noted

STANDBY GENERATOR \ General condition

Condition: • No major deficiencies noted

- SUMMARY
- SUMMARY B
- ELECTRICAL
- HEATING**
- AIR CONDITI
- VENTILATION
- PLUMBING
- ROOFING
- INTERIOR CO
- INSULATION
- STRUCTURE
- EXTERIOR C
- APPENDIX

Description

Boilers - General:

- Hot water



Forced hot water boiler in basement

Boiler #1 - Age and heat exchanger type: • Between 21 to 25 years old • Cast iron (older)

Typical boiler life expectancy:

- Cast iron (older) - 30 to 50 years or more - Efficiency decreases with age
- With normal maintenance, replacement should not be anticipated in the next 5 years.

Model number: LGB-9 Serial number: CP3114519

Heat distribution: • Radiators

Heat distribution: • Baseboard • Hydro air

Boiler system controls: • Indoor/outdoor thermostat

Rooftop Unit #1 - Age and type:

- 16 to 20 years

With normal maintenance, replacement should not be anticipated in the next 5 years.

Model number: 48AYD050 Serial number: 1203F22791

- Gas-fired heating (electric cooling) unit

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Recommendations

GENERAL \ Overall condition

Condition: • Serviceable

Task: Service annually

GENERAL \ Level of Maintenance

Condition: • Satisfactory



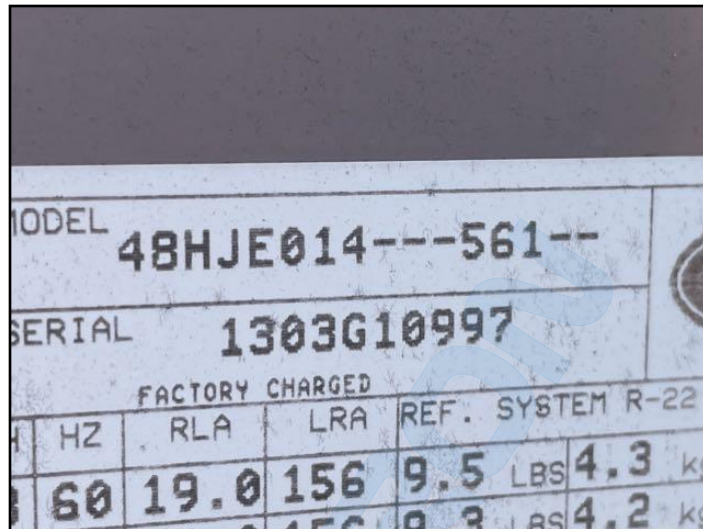
SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

Central Cooling: • Rooftop unit (Combined heating and cooling) - Refer to Heating section

Rooftop Unit #1 - Age and system type:

- 16 to 20 years
- Packaged heating and cooling unit



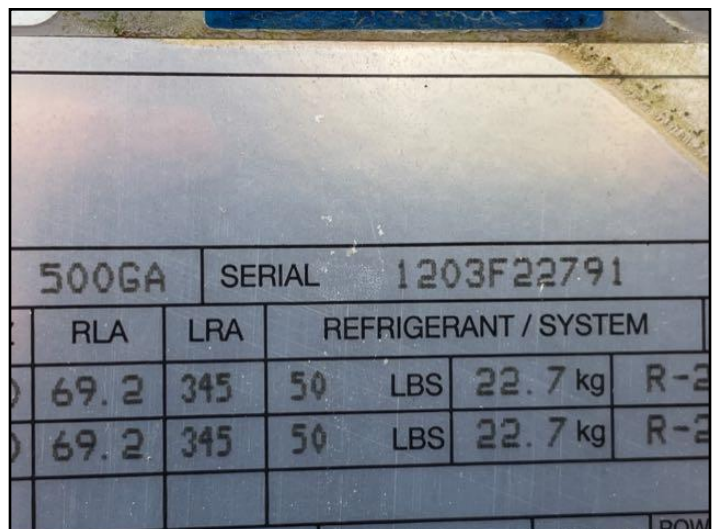
Packaged heating and cooling unit

Rooftop Unit #2 - Age and system type:

- 16 to 20 years
- Packaged heating and cooling unit



Packaged heating and cooling unit



Packaged heating and cooling unit

Refrigerant type:

- R-22

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



R-22

Recommendations

GENERAL \ Overall condition

Condition: • Serviceable

Task: Service annually

GENERAL \ Level of Maintenance

Condition: • Satisfactory

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

Operable windows: • Classrooms

Recommendations

GENERAL \ Overall condition

Condition: • Satisfactory



SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

- Domestic water supply - size and pipe material:** • 3/4-inch diameter • Copper
- Domestic water supply - shutoff:** • In the basement
- Supply plumbing pipe material examined:** • Copper
- Drain, waste and vent piping material examined:** • ABS plastic • Copper • Cast iron
- Washroom locations:** • Basement • 4 lavatories located on main floor • Basement
- Domestic water heaters:** • Electric • Two
- Typical domestic water heater/boiler life expectancy:** • 7-10 years

Recommendations

GENERAL \ Overall condition

Condition: • Satisfactory

GENERAL \ Level of Maintenance

Condition: • Satisfactory

PIPING \ Supply

Condition: • Poorly supported

Unsupported sprinkler pipe due to wood damage is seen in the crawlspace. New supports are needed.

Location: Crawl Space

Task: Improve

Time: Immediate

Cost: Minor



DOMESTIC WATER HEATING \ Heater/Boiler and tank

Condition: • Approaching the end of its expected useful life

Location: Furnace Room

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Time: Less than 2 years

Cost: \$1,000 - \$1,500

FIXTURES \ General

Condition: • No major deficiencies noted



SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

EPDM rubber (fully adhered): • Flat roof(s) • Addition
Asphalt shingles (single-layer): • Main building

Limitations

Flat roof covering(s): • Not closely examined due to ponding water

Recommendations

GENERAL \ Overall condition

Condition: • Fair

GENERAL \ Level of Maintenance

Condition: • Somewhat deferred

FLAT ROOF(S) \ General condition

Condition: • Significant deficiencies noted



Pooling is noted



Numerous signs of leaks

EPDM \ Overall condition

Condition: • Poor

Task: Repair or replace

Time: Immediate

Cost: \$3,000 - \$25,000

ASPHALT SHINGLES \ Overall condition

Condition: • Serviceable

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

ASPHALT SHINGLES \ Maintenance level

Condition: • Somewhat deferred

ASPHALT SHINGLES \ Deficiencies

Condition: • Approaching end of typical life expectancy

Task: Replace

Time: Less than 2 years

Cost: \$85,000 - \$120,000



Approaching end of typical life expectancy



Approaching end of typical life expectancy



Repairs noted



Condition: • Damaged sheathing

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



rear

CHIMNEYS \ Masonry

Condition: • Satisfactory condition

PDFPRO

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

Finished area floor coverings: • Carpet • Resilient tile
Wall finishes: • Drywall • Plaster
Ceiling finishes: • Suspended tile • Drywall • Plaster
Staircases: • Concrete and steel

Recommendations

GENERAL \ Overall condition

Condition: • Serviceable

GENERAL \ Level of Maintenance

Condition: • Satisfactory

GENERAL \ Interior Surfaces

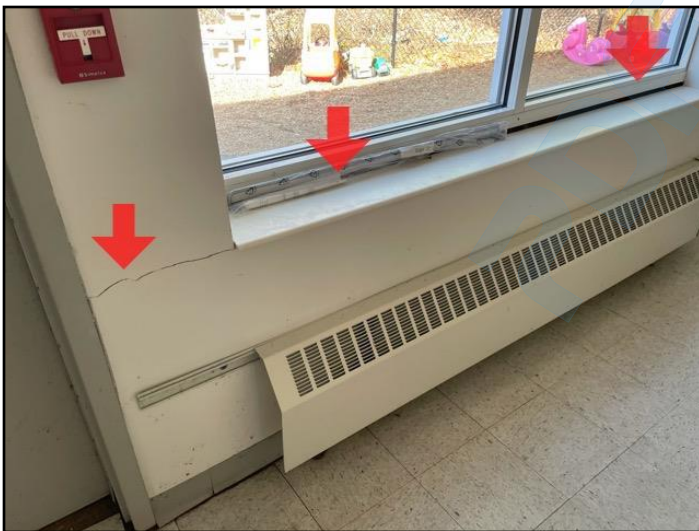
Condition: • Some walls and ceilings show cracks and bulges
Wall cracking and sagging due to noted structural failure are seen.

Location: Right wing interior

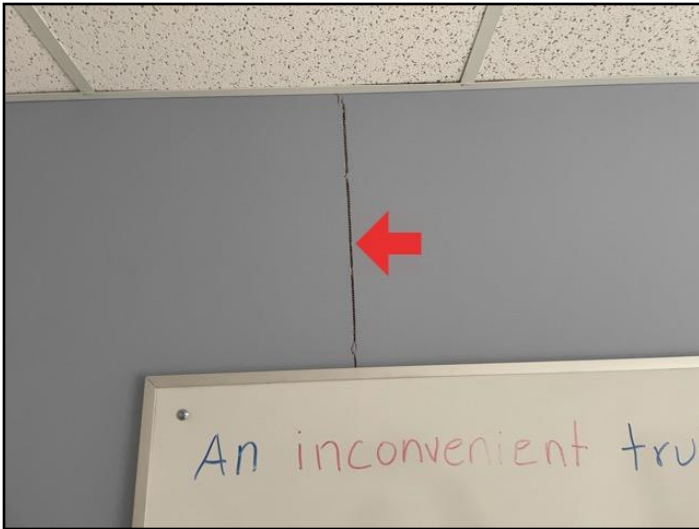
Task: Repair Further evaluation

Time: As soon as practical

Cost: Depends on work needed



SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



INTERIOR SURFACES - FLOORS \ General

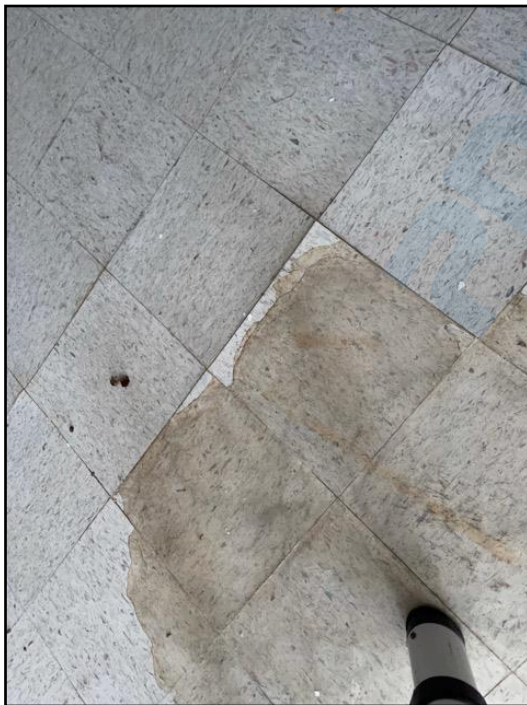
Condition: • Water damaged

Location: Kitchen

Task: Repair

Time: Less than 1 year

Cost: \$500 - \$1,500



Moderate deficiencies noted



Water damaged

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

General: • It should be understood that a review of the thermal characteristics of the building envelope is beyond the scope of our assessment. Only general information is provided here

Crawlspace insulation, approximate value, and ventilation: • Fiberglass insulation on underside of floor above crawlspace • Not ventilated

Above grade wall insulation and approximate value: • Fiberglass insulation

Flat roof insulation and approximate value: • Rigid foam insulation

Perspective: • It should be understood that increasing insulation levels in a building is an improvement rather than a repair. Energy usage is, however, an ongoing consideration.

Recommendations

CRAWLSPACE INSULATION \ General

Condition: • Fallen insulation in the floor structure

Location: Various Crawl Space

Task: Repair

Time: Immediate

Cost: \$1,000 - \$2,500



Fallen insulation in the floor structure



Fallen insulation in the floor structure

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Fallen insulation in the floor structure

Fallen insulation in the floor structure

WALLS INSULATION \ General

Condition: • Satisfactory

FLAT ROOF INSULATION \ General

Condition: • Satisfactory

ADDETRO

SUMMARY

SUMMARY B

ELECTRICAL

HEATING

AIR CONDITI

VENTILATION

PLUMBING

ROOFING

INTERIOR CO

INSULATION

STRUCTURE

EXTERIOR C

APPENDIX

Description

Configuration: • Basement below portion of building • Crawlspace below portion of building

Foundation wall material: • Poured-concrete and concrete-block

Exterior walls: • Masonry and wood-frame

Floors: • Wood joists • Reinforced concrete slabs

Roof: • Precast concrete panels • Supported by wood roof joists

Limitations

General: • Interior and exterior finishes limited the evaluation of the structure

Attic: • No access gained - an investigation was not possible here

Recommendations

GENERAL \ Overall condition

Condition: • Fair

GENERAL \ Structure

Condition: • Major deficiencies noted

Location: Crawl Space

Task: Repair or replace

Time: Immediate

Cost: Major

FOUNDATIONS \ Settlement and shrinkage cracks

Condition: • Settlement cracks noted

Settlement cracks and water penetration are seen throughout the crawlspace and basement

Location: Crawl Space

Task: Repair/seal

Cost: \$3000 - \$5000

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Settlement cracks noted



Settlement cracks noted



Settlement cracks noted

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Settlement cracks noted



Settlement cracks noted

TERMITES \ General

Condition: • Evidence of insect damage noted

Rear sill of the building has widespread termite and moisture damage. Significant structural damage is seen. Interior structure above has settled. Widespread damage is seen.

Location: Crawl Space

Task: Repair or replace

Time: Immediate

Cost: Major



Termite shelter tubes



Evidence of insect damage noted

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Evidence of insect damage noted



Termite shelter tubes

ADFTRO

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Description

Exterior walls: • Brick

Main entrance doors: • Aluminum-framed

Personnel/exit doors: • Steel-framed • Double-glazed

Retaining walls: • Poured concrete • Concrete block

Pavement:

• Rear of building

Deterioration in play area



Rear of building



Rear of building

Parking spaces: • More than 50 parking spaces

Sidewalks and walkways: • Poured-concrete

Fence: • Chain link

Signs: • Lighted sign boxes on front façade

Recommendations

GENERAL \ Overall condition

Condition: • Serviceable

WALLS \ General condition

Condition: • Significant deficiencies noted

WALLS \ Masonry

Condition: • Mortar deterioration

Condition: • Cracks

Task: Further evaluation needed

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

Cost: TBD

Condition: • Damage

Brick displacement seen at left front wall

Location: Left front wall

Task: further evaluation is needed

Cost: TBD



Damage



Damage

WINDOWS \ General

Condition: • Moderate deficiencies noted

Broken glass is noted due to the stress of structural failure.

Location: Right wing rear

Task: Repair

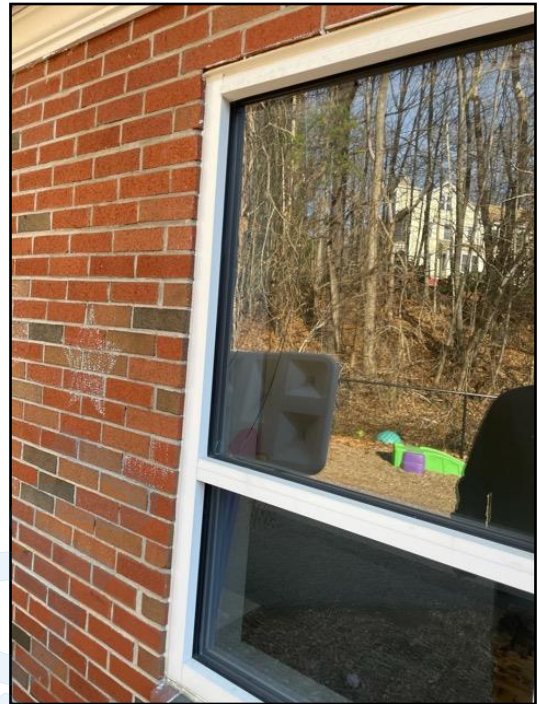
Time: As soon as practical

Cost: \$2000 - \$3000



Broken glass

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Broken glass



Broken glass

WOODWORK AND TRIM \ General

Condition: • Paint failure

Condition: • Rotted

Widespread water damage seen throughout the fascias, soffits and rake boards. Removal/replace

Location: Throughout

Cost: \$6500 - \$8000

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



Rotted



Rotted



Rotted



Rotted

Condition: • Damaged

SITE WORK \ Grading

Condition: • Improper grading

Poor drainage at asphalt sidewalk at rear right wing has contributed to major structural damage. Poor grading and drainage is contributing to foundation leaks seen in basement and crawlspaces.

Location: Throughout

Time: As soon as practical

Cost: Depends on work needed

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							



SITE WORK \ Asphalt pavement

Condition: • Cracking

There is approximately 24,000 sf of asphalt paving (front, rear, rear driveway).

Location: Throughout

Task: Maintenance

Time: Less than 3 years Ongoing

Condition: • Local surface deterioration

END OF REPORT

SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
STRUCTURE	EXTERIOR C	APPENDIX							

5 YEAR SUMMARY OF RECOMMENDED REPAIRS

RECOMMENDATION	Quantity	Units	Time Frame (years)	Probable Cost	Years out					
					2021	1 2022	2 2023	3 2024	4 2025	5 2026
Domestic Hot Water										
Replace older domestic water heater (electric; 50 gal)	1	each	2	\$ 1,200			1200			
Roof										
Replace EPDM rubber roof membrane	3400	sq ft	0	\$ 25,000	25000					
Replace Asphalt shingles	24000	sq ft	2	\$ 120,000			120000			
Interior										
Replace resilient floor covering	100	sq ft	1	\$ 1,500		1500				
Replace damaged insulation			0	\$ 2,500	2500					
Repair interior drywall and framing					unknown					
Structure										
Repair damaged sub structure				\$ -	unknown,	major				
Seal cracks in concrete foundation			0	\$ 5,000	5000					
Exterior										
Repair left masonry wall		sq ft		\$ -	unknown					
Replace rotted fascias/trim	est	sq ft	1	\$ 8,000		8000				
Windows and Doors										
Replace rear windows			1	\$ 3,000		3000				
Site Work										
Exterior grading issues - renew					unknown					
TOTALS					\$ 32,500	\$ 12,500	\$ 121,200	\$ -	\$ -	\$ -

Note: * The time frame for replacement is estimated, as the exact time frame is unpredictable by nature.
 ** This item is discretionary and time frame for providing is an estimate.