



AEI Consultants

March 28, 2023

HUD CAPITAL NEEDS ASSESSMENT

Property Identification:

Silverada Manor
1402 Silverada Boulevard
Reno, Nevada 89512

AEI Project No. 459084
Site Inspection Date: May 18, 2022

Prepared For:

Housing Authority of the City of Reno
1525 East 9th Street
Reno, Nevada 89512

Prepared By:

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Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

Housing Authority of the City of Reno
1525 East 9th Street,
Reno, Nevada 89512

Subject: HUD CAPITAL NEEDS ASSESSMENT
Silverada Manor
1402 Silverada Boulevard, Reno, Nevada 89512
AEI Project No. 459084

Dear Heidi McKendree:

AEI's Capital Needs Assessment (CNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including the use of MAP Guide, revised March 2021. This Physical Inspection Report is written to meet the Multifamily Accelerated Processing (MAP) guidelines pursuant to the U.S. Department of Housing and Urban Development (HUD) mortgage insurance programs.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The CNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Housing Authority of the City of Reno, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).

In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third

parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI'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 and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,



Staige Miller
Senior Vice President
AEI Consultants



Jeb Bonnett
Vice President - HUD Building Assessments
AEI Consultants

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Housing Authority of the City of Reno on March 17, 2022 to conduct a Capital Needs Assessment (CNA) at Silverada Manor located at 1402 Silverada Boulevard in Reno, Nevada. The property features 150 dwelling units within 18 buildings, which were built in 1963 and are situated on 8.35 acres. The property was observed in good to fair physical condition.

The property is currently undergoing an HVAC and domestic water heater upgrade. The upgrade includes the boiler, chiller, circulation pump, water valve, and breakers at each building. At the time of our assessment, the HVAC systems at Buildings 1-6 had been replaced, the HVAC systems at Buildings 7-10 were underway, and the systems at Buildings 11-16 were on schedule to be completed within a month, according to management.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Multifamily
Number of Floors	One
Number of Apartment Units	150
Total Number of Buildings	18
Number of Apartment Buildings	16
Ancillary Buildings	3: Leasing office / Maintenance building / Storage building
Parking	148 total spaces 136 of Regular Spaces 12 of Accessible Spaces / 3 of Van Accessible Spaces 36 Covered in carports /112 Uncovered Source: Site Count
Gross Floor Area	114,861 per Site Inspection
Net Rentable Floor Area	93,574 per Client provided
Site Area	8.35 acres per Assessor
Year of Construction	1963 per Assessor

1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did not observe any obvious building code violations, nor did management or City report any violations. The quality of planning and design provided for site improvements appears to be suitable, reflecting a relatively efficient use of space and an acceptable use of building materials and systems.

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall good to fair condition.

Assuming the level of maintenance currently being provided at the subject property is continued and deferred maintenance specified herein is corrected, the property should continue to retain its ability to perform and compete in the local market in the future.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken. No recommendations for immediate, further investigation have been included in the Assessment and Recommendation sections of this report.

1.2 REMAINING USEFUL LIFE

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 50 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI's building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment and is not an estimate of the Remaining Economic Life (REL) of the property.

AEI will identify items addressed as operating expenses as opposed to capital replacements that would be included in our Reserves for Replacement when sufficient documentation has been provided by the borrower.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
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AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 7.2. Critical repairs are identified as either Life Safety or Accessibility. Those identified as "Life Safety" are needed to address hazards to life and health while those identified as "Accessibility" are needed to correct accessibility deficiencies. While these are not mutually exclusive, only one designation may be applied to each repair or alteration.

Life Safety repairs must be completed prior to Endorsement.

Accessibility repairs must be completed as soon as possible; and the CNA e Tool requires that the time estimated to complete each accessibility repair be identified as a number of months. If "as soon as" possible exceeds twelve months for any Accessibility repair, the corrective action plan must be referred to HUD headquarters to the attention of the Director of Technical Support in the Office of Multifamily Housing Production, who will determine whether the proposed corrective action plan is acceptable.

Non-Critical Repairs

Each of the Non-Critical (within 1 year of loan closing) Repair items noted during the survey is listed Table 7.3. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-critical repairs must be promptly and timely executed and completed within twelve months of endorsement, provided that the MF Regional Center/Satellite Office Director may approve an extended period not to exceed six additional months for unusual circumstances (e.g. work constrained by weather conditions or work requiring temporary relocation of elderly or disabled tenants.). A program of repairs and alterations which because of scale or quantity is reasonably expected to require more than a year to complete should be reconsidered as substantial rehabilitation.

Replacement Reserves

Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table (Table 7.4).

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

2.1 PURPOSE

The purpose of this survey and related report is to assist Housing Authority of the City of Reno and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs, replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Housing Authority of the City of Reno and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Housing Authority of the City of Reno and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Housing Authority of the City of Reno on March 17, 2022 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed at Silverada Manor property located at 1402 Silverada Boulevard in Reno, Nevada. The scope of work included the following:

- The inspection of at least 25% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;
- The data population of HUD's CNA E-Tool;

Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

2.2.1 ASSESSMENT METHODOLOGY

The CNA meets the specifications of the lender and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The CNA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents the Critical Repairs, Non-Critical Repairs, and Replacement Reserves Schedule. The content in these tables is generated from the HUD CNA E-Tool.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the CNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

Standard Estimated Useful Life (EUL)

The EUL is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. HUD has hard coded an EUL associated with every component in the HUD CNA E-Tool. Neither AEI, nor any other provider can use different EULs for components in the CNA E-Tool.

Assessed Remaining Useful Life (ARUL)

This is the Needs Assessor's best professional judgment of the actual RUL of the Component ID based on observed conditions that may not agree with the auto-populated value in the Standard Remaining Useful Life field. Needs Assessors must provide a comment each time the ARUL field is populated in the CNA E-Tool.

Standard Remaining Useful Life (SRUL)

The SRUL Displays the RUL based on the Standard EUL less the current age of the component. This is an auto-populated field that is strictly math based.

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	May 18, 2022
Time of Site Visit	9:00 AM
Weather Conditions	60s F and Clear
Site Assessor	Sebastiano Loreti
Site Escorts	Nestor Garcia
Point of Contact	Nestor Garcia
Total Units Inspected	43 units

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
Building 1	1 Bath/1 Bath	1404	Occupied
Building 1	2 Bath/1 Bath	1408	Occupied
Building 2	Studio/1 Bath	1444	Occupied
Building 2	1 Bath/1 Bath	1442	Occupied
Building 2	2 Bath/1 Bath	1438	Vacant
Building 3	Studio/1 Bath	1434	Occupied
Building 3	1 Bath/1 Bath	1430	Occupied
Building 3	2 Bath/1 Bath	1428	Vacant
Building 4	Studio/1 Bath	1460	Occupied
Building 4	1 Bath/1 Bath	1464	Occupied
Building 4	2 Bath/1 Bath	1466	Occupied
Building 5	1 Bath/1 Bath	1490	Occupied
Building 5	2 Bath/1 Bath	1484	Occupied
Building 6	Studio/1 Bath	1530	Occupied
Building 6	1 Bath/1 Bath	1516	Occupied
Building 6	2 Bath/1 Bath	1524	Occupied
Building 7	Studio/1 Bath	1506	Occupied
Building 7	1 Bath/1 Bath	1500	Occupied

Building Identification	Unit Type	Unit Identification	Unit Status
Building 7	2 Bath/1 Bath	1504	Vacant
Building 8	Studio/1 Bath	2623	Occupied
Building 8	1 Bath/1 Bath	2625	Occupied
Building 8	2 Bath/1 Bath	2621	Occupied
Building 9	Studio/1 Bath	2613	Occupied
Building 9	1 Bath/1 Bath	2605	Occupied
Building 9	2 Bath/1 Bath	2601	Occupied
Building 10	1 Bath/1 Bath	2645	Occupied
Building 10	2 Bath/1 Bath	2647	Occupied
Building 11	1 Bath/1 Bath	2553	Occupied
Building 11	2 Bath/1 Bath	2555	Occupied
Building 12	Studio/1 Bath	2523	Occupied
Building 12	1 Bath/1 Bath	2525	Occupied
Building 12	2 Bath/1 Bath	2529	Occupied
Building 13	Studio/1 Bath	2507	Occupied
Building 13	1 Bath/1 Bath	2517	Occupied
Building 13	2 Bath/1 Bath	2509	Occupied
Building 14	1 Bath/1 Bath	1376	Occupied
Building 14	2 Bath/1 Bath	1372	Occupied
Building 15	Studio/1 Bath	2493	Occupied
Building 15	1 Bath/1 Bath	2495	Occupied
Building 15	2 Bath/1 Bath	2481	Occupied
Building 16	Studio/1 Bath	2441	Occupied
Building 16	1 Bath/1 Bath	2437	Occupied
Building 16	2 Bath/1 Bath	1300	Occupied

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Housing Authority of the City of Reno (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Housing Authority of the City of Reno on March 17, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
0-bed/1-bath	521	22	11,462
1-bed/1-bath	598	64	38,272
2-bed/1-bath	685	64	43,840
		Total NSF:	93,574

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
Apartment Building 1	1	6,176
Apartment Building 2	1	6,640
Apartment Building 3	1	6,640
Apartment Building 4	1	6,640
Apartment Building 5	1	6,176
Apartment Building 6	1	6,640
Apartment Building 7	1	6,640
Apartment Building 8	1	6,640
Apartment Building 9	1	6,640
Apartment Building 10	1	6,176
Apartment Building 11	1	6,176
Apartment Building 12	1	6,640
Apartment Building 13	1	6,640
Apartment Building 14	1	6,176
Apartment Building 15	1	6,640
Apartment Building 16	1	6,640
Clubhouse / Office	1	7,508
Maintenance building	1	1,733
Storage Building	1	1,700
	Total GSF:	114,861

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The property is generally flat with only minor variations in slope. There are no notable deficiencies or indications of deferred maintenance associated with the site's topography.

3.2.2 STORMWATER DRAINAGE

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not applicable	NA	Not applicable
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system i	R&M	Good
Landscape Drainage System	Landscaped areas sloped towards area drains	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of topography, drainage or retaining wall features were observed or reported.

Photographs



Landscape Drainage

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	There are five parking areas around the perimeter of the buildings. These parking areas are accessed from entrances / exits along all of the adjoining public streets; Carville Drive to the south and Silverada Blvd to the west, north and east.	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

3.2.4 PAVING, CURBING, & PARKING

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM/RR	Good/Fair
Concrete Pavement	Entrance aprons	RR	Good
Curbing	Concrete	RR	Good
Seal Coating	Worn with grayish appearance but functional	IM/RR	Fair
Striping	Painted parking striping faded and worn	IM/RR	Fair
Total Number of Parking Spaces	148 spaces. There are 36 parking stalls sheltered by three carport structures. The remaining stalls are located in parking lots around the perimeter of the buildings	NA	Not applicable
Number of ADA Spaces	12	NA	Not applicable

Photographs



Concrete Entrance Apron



Drive Aisle



Drive Aisle



Parking Lot



Parking Lot - Worn seal coat and faded striping (Non-Critical Repair)



Parking Lot at Community Center



ADA Stalls



Carport Parking



Asphalt Condition (Non-Critical Repair)



Asphalt Cracking at Community Center Parking Lot (Non-Critical Repair)



Asphalt Cracking at Community Center
Parking Lot (Non-Critical Repair)

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Property management has taken care of trip hazard repairs. Documentation has been provided.

Item	Description	Action	Condition
Sidewalks	Concrete	IM	Good/Fair
Ramps	Poured in place concrete at unit entrances	R&M	Good
Exterior Steps	Concrete steps and landings at building entrances	R&M	Good
Handrails	Steel handrails protect exterior steps and ramps.	R&M	Good
Loading Docks	Not applicable	NA	Not applicable

Photographs



Concrete Ramp and Stairs at Apartment Entry



Ramp at Unit Entry



Cracked Sidewalk Near Building 4 (Critical Repair)



Cracked Sidewalk Near Building 4 (Critical Repair)



Trip Hazard at Sidewalk Near Building 16 (Critical Repair)



Trip Hazard at Sidewalk Near Building 16 (Critical Repair)



Trip Hazard at Sidewalk Near Building 1 (Critical Repair)



Trip Hazard at Sidewalk Near Building 1 (Critical Repair)



Trip Hazard at Sidewalk Near Building 1
(Critical Repair)



Trip Hazard at Sidewalk Near Building 1
(Critical Repair)

3.2.6 LANDSCAPING & APPURTENANCES

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM	Fair
Irrigation	Automatic underground system	R&M	Good
Perimeter Fencing	Chain link	RR	Good/Fair
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable; trash bins are provided at interior rooms in the apartment buildings	NA	Not applicable
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good
Parking Area Lighting	Not applicable	NA	Not applicable
Signage	Not applicable	NA	Not applicable
Water Features	Not applicable	NA	Not applicable

Photographs



Building Mounted Lighting



Chain Link Fencing



Trash Room



Site Map



Landscaping



Barren Landscaping Near Building 1
(Non-Critical Repair)



Barren Landscaping Near Building 16
(Non-Critical Repair)



Barren Landscaping Near Building 16
(Non-Critical Repair)



Barren Landscaping Near Building 8
(Non-Critical Repair)



Barren Landscaping Near Building 7
(Non-Critical Repair)



Barren Landscaping Near Building 7
(Non-Critical Repair)

3.2.7 RECREATIONAL FACILITIES

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	One BBQ area at the center of the property	R&M	Good
Picnic Areas	One picnic area covered by a metal framed pavilion	R&M	Good
Sport Courts	Not applicable	NA	Not applicable
Tennis Courts	Not applicable	NA	Not applicable
Playground	Not applicable	NA	Not applicable

Photographs



BBQ Grill Area

Other Structures

Item	Description	Action	Condition
Storage	Small tenant storage units are provided at the east side of Building 11	R&M	Good
Carports	Three wood and metal framed carports providing 36 covered parking stalls	RR	Good/Fair
Maintenance Shed	A slab-on-grade, pre-manufactured maintenance structure is located on the Property. The structure is constructed of materials and finishes similar to the apartment buildings.	RR	Good
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	A metal framed pavilion structure is located at the center of the property and serves as a covered outdoor lounge area	R&M	Good

Photographs



Carport



Carport



Carport Framing



Carport Framing



Pavilion



Storage Units



Storage Units



Storage Unit Interior



Storage Shed

3.2.8 SITE UTILITIES

Utility Provider	Provider
Natural Gas	NV Energy
Electricity	NV Energy
Potable Water	Truckee Meadows Water Authority
Sanitary Sewerage	City of Reno
Storm Sewer	Municipal
Fuel Oil	Not Applicable

Item	Description	Action	Condition
Domestic Water Supply Lines	Copper and PVC pipe	R&M	Good/Fair
Waste Service Lines	Cast Iron (Majority of site) PVC (Recently repaired sections)	R&M	Fair
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Propane	RR	Good/Fair
Transformers	Overhead lines and pole-mounted electrical transformers	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



Propane Tank for Generator



Emergency Generator



Gas Meter

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Crawl space and concrete slab on grade	R&M	Good
Foundation Walls	Concrete stem walls	R&M	Good
Building Slab	Raised wood floor Concrete slab-on-grade	R&M	Good
Moisture Control	Pavement abuts the perimeter of the foundation.	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

Photographs



Crawl Space

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

Item	Description	Action	Condition
Wall Structure	Wood framing	R&M	Good
Secondary Framing Members	CMU walls	R&M	Good
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



CMU Wall



Wood Sub Floor

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

AEI made limited observations of the crawl space/s from the vent openings/basement access. From our limited viewpoint, no unusual or significant evidence of excessive moisture was observed. Ventilation of the crawl space is provided to allow air flow through exterior vents. Good ventilation helps to decrease moisture near wood framing helps to deter termite activity, mold, and degradation of insulation. No notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

Photographs



Crawl Space



Crawl Space Vent

3.3.2.3 ROOF FRAME & SHEATHING

Item	Description	Action	Condition
Roof Design	Pitched with attic space	R&M	Good
Roof Framing	Wood rafters	R&M	Good
Roof Deck or Sheathing	Plywood decking	R&M	Good
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Photographs



Roof Framing

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good to fair condition.

3.3.2.5 ATTICS & EAVES

The attics are ventilated by a combination of gable end vents and perforated eave vents.

Photographs



Attic Vent



Soffit Vent

3.3.2.6 INSULATION

The roofs are insulated with loose-fill fibers

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Concrete patio	RR	Good
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Not applicable	NA	Not applicable

Photographs



Apartment Entry Patio Area

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

Item	Description	Action	Condition
Unit Entry Doors	Steel - clad insulated	RR	Good/Fair
Service Doors	Steel clad insulated door	RR	Good/Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable
Common Entrance Doors	Aluminum framed storefront style system	R&M	Good

Photographs



Community Center - Office Entry Door



Apartment Entry Door with Screen



Apartment Entry Door



Service Door

3.3.3 SIDEWALL SYSTEM

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Painted wood lap siding and brick veneer	RR	Good/Fair
Trim Finishes	Painted wood	R&M	Good
Soffits/Eaves	Exposed	RR	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Good
Painting	Last painted more than 3 years ago.	RR	Good

Photographs



Exterior Finishes



Brick Veneer



Exterior Wood Siding

3.3.3.1 WINDOWS

Item	Description	Action	Condition
Window Type	Single hung windows	RR	Good/Fair
Window Frame	Aluminum frame	RR	Good/Fair
Window Panes	Double pane insulated	RR	Good/Fair

Photographs



Unit Window



Unit Window



Window Glazing

3.3.4 ROOFING FINISH

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Buildings 1-16, Clubhouse	Pitched with asphalt shingles	111,041 SF	10 years	10 years	Yes	RR	Good/Fair
Maintenance/ Training Center	Pitched with asphalt shingles	2,024 SF	11 years	9 years	Yes	RR	Good
Clubhouse (Flat)	Low slope with TPO (white)	1,000 SF	5 years	10 years	Yes	RR	Good

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
All	Gutters and downspouts	Not applicable	Not applicable	RR	Good

Photographs



Typical Building Roof



Roof Finish



Roof Overhang at Unit Patios



Roof Drainage

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

Item	Description	Action	Condition
Hot and Cold Water Distribution	Copper and PVC pipe	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe PVC pipe	R&M	Good/Fair
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Central, gas-fired, commercial-grade, tank type water heater with 100-gallon capacity - one per building. Tankless water heater at Clubhouse Building	RR	Good
Domestic Water Boilers	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



Typical Building Water Heater



Common Area Tankless Water Heater



PVC and Copper Piping

3.4.2 HVAC SYSTEMS

Chiller system for bldgs 1-16 have been completed along with the hydronic HVAC circulation pumps for bldgs 11-16. Documentation has been provided.

Item	Description	Action	Condition
Cooling Equipment	Central System with Air-cooled Chiller	R&M	Good
Heating Equipment	Central Hydronic Boiler with Baseboard distribution	R&M	Good
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Water sourced air handling units	RR	Good
Refrigerant	Puron	R&M	Good
Tonnage of Cooling Equipment	10 ton capacity for each chiller	R&M	Good
Distribution System	Two pipe hydronic distribution system	R&M	Good

Item	Description	Action	Condition
Controls	Individual controls on each mechanical unit	R&M	Good
Supplemental Systems	Split system condensing units (Common Areas)	RR	Good/Fair
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

Photographs



Chiller (newer)



HVAC Boiler



Hydraulic Separator



Chemical By-Pass Feeder



Circulation Pump



HVAC System Control



Hydronic Baseboard Heater



Hydronic Baseboard Heater



Hydronic Radiator



Chiller (Older)



Common Area Condensing Unit



Common Area Fan Coil Unit

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	400-Amp, 120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	60 Ampere breaker panel	R&M	Good
Panel Manufacturer	Siemens electric panel GE electric panel ITE electric panel	IM/RR	Good Fair
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring observed	R&M	Good
Branch Wiring	Copper wiring observed	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs



Main Switch Gear



Electric Meters



Circuit Breaker Panel



Circuit Breaker Panel (Older)



GFCI Outlet



Overhead Power Line

ASSESSMENT / RECOMMENDATION

The power to the property was reportedly sufficient and no visible areas of concern were identified.

3.5 ELEVATORS

ASSESSMENT / RECOMMENDATION

There are no elevators at the subject property.

3.6 LIFE & FIRE SAFETY

Item	Description	Condition	Action
Fire Suppression Systems	Not applicable	Not applicable	NA
Fire Suppression System Inspection Date	Not Applicable	Not applicable	NA
Other Equipment and Devices	Hard-wired (hallways) and battery-operated (bedrooms) smoke detectors with battery back-up (Units and common areas) HUD COMPLIANT	Good	R&M

Item	Description	Condition	Action
Fire Extinguishers	Mounted common areas Last inspection completed on March 2021	Good	IM
Fire Alarms	Not applicable	Not applicable	NA
Fire Alarm Inspection Date	Not applicable	Not applicable	NA
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	Not applicable	Not applicable	NA

Photographs



Hard Wired Smoke Detector



Battery Operated Smoke Detector



Fire Extinguisher



Expired Extinguisher Inspection Tag

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

Item	Description	Action	Condition
Fitness Center	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Club Room	Multi-purpose rooms are located within the Clubhouse Building with numerous chairs, tables, gaming tables, and accessories. Finishes include carpeted flooring with painted drywall and painted drywall ceilings.	RR	Good
Management Offices	Management offices are located in the clubhouse Building. These offices are finished with carpet flooring, painted drywall walls and ceilings.	RR	Good
Training Center	The maintenance training center is located between buildings 5 and 9. This space has mock kitchens and restrooms used to train individuals on how to repair common household issues.	RR	Good
Common Area Laundry	Laundry rooms are located at Buildings 1, 5, 10, 11, and 14. These laundry rooms have unfinished concrete floors, painted drywall walls and ceilings	R&M	Good

Photographs



Community Center



Community Center



Ceiling Finishes



Offices



Office



Storage Room



Restroom



Restroom Sinks



Urinal



Restroom Toilet



Laundry Room Entry



Laundry Room



Laundry Machines



Training Center



Training Center and Maintenance Storage



Training Center

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

Unit Finishes

Item	Description	Action	Condition
Carpet	Residential grade carpet	RR	Good/Fair
Resilient Flooring (vinyl)	Sheet vinyl	RR	Good/Fair

Item	Description	Action	Condition
Other	Ceramic tile (Handicap Units)	R&M	Good
Walls	Gypsum board with painted finish	R&M	Good
Ceilings	Gypsum board with painted finish	R&M	Good
Window Coverings	Window blinds are provided	R&M	Good

Photographs



Carpet Flooring



Carpet Flooring



Ceramic Tile at Mobility Unit



Vinyl Flooring



Ceiling Finish



Bedroom



Studio Living Area

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	RR	Good/Fair
Ranges	Units vary in age and condition	RR	Good/Fair
Range hoods	Units vary in age and condition	R&M	Not applicable
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Garbage disposals are provided	R&M	Good
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Not applicable	NA	Not applicable

Photographs



Studio Kitchen



Refrigerator



Range



Range (Newer)



Ducted Hood Vent

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM/RR	Good/Fair

Item	Description	Action	Condition
Bathroom Sink and Countertop	Plastic laminated particle board	IM/RR	Good/Fair
Kitchen Cabinetry	Wood frame with particle board doors, covered with plastic laminate	IM/RR	Good/Fair
Bathroom Cabinetry	Wood frame with particle board doors, covered with plastic laminate	IM/RR	Good/Fair
Bathtub/Shower and Enclosure	Enamel over steel bathtub with fiberglass and ceramic tile tub surrounds	R&M	Good
Toilet	Water saver toilet	R&M	Good
Accessories	Medicine cabinet Towel bars Wall mounted mirror	R&M	Good

Photographs



Kitchen Finishes



Ceramic Tile Shower Surround at Mobility Unit



Vanity



Bathtub



Shower Surround



Kitchen Finishes

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PNA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Nestor Garcia reported that he was not aware of suspected mold or microbial growth at the Property and that tenant occupants have not had complaints concerning suspected mold or microbial growth. Nestor Garcia indicated that no formal indoor air quality management plan currently exists at the Property.

AEI identified no documents regarding indoor air quality or microbial concerns.

Nestor Garcia was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported.

ASSESSMENT / RECOMMENDATION

No repair or reserve funding is recommended at this time.

4.2 PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

The local reviewing HUD office will want a copy of the WDO report. (Critical Repair)

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether or not the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{XS}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{XS} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{XS} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{XS} was calculated at MORE than 0.330g.

The value for S_{X1} was calculated at MORE than 0.133g.

A detailed seismic hazard and building performance analysis is required as defined in HUD MAP Guide.

ASSESSMENT / RECOMMENDATION

Certain financial pathways may require a seismic study, based on the calculated seismic values.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone I.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 32031C3045G, dated 03/16/2009, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	No	Not applicable
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	No	Not applicable
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Nestor Garcia	05/11/2022
Construction Drawings		
ALTA Survey		
Historical Capital Schedule	Nestor Garcia	05/11/2022
Rent Roll	Nestor Garcia	05/11/2022

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Nestor Garcia	Project Manager	775.329.3630	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Reno Building Department.

No open violations were reported for the Property at the time of the assessment.

5.4 FIRE CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Reno Fire Department.

No open violations were reported for the Property at the time of the assessment.

5.5 ZONING COMPLIANCE

The property is zoned MF30: Multi Family and the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated October 30, 2017, during the site visit.

The results of the most recent REAC inspection are as follows:

Non-Life Threatening Projected Counts: **6**
Life Threatening Projected Counts: **0**
Smoke Detector Projected Counts: **0**
Final Score: **98b**

Because the property received a REAC score of 60 or above, HUD requires that all Non-EH&S deficiencies be corrected as part of the property's ongoing maintenance program. The site contacts indicated that the correction of Non-EH&S deficiencies has been completed.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	Yes, leasing office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	Yes	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This

Application	Yes/No	Definition
		means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5.	Is any litigation pending related to ADA issues?		✓		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			148 total spaces 12 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?	✓			3 van stalls
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			

Building History		Yes	No	N/A	Comments
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.	✓			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓			
3.	Does the width between railings appear to be at least 36 inches?	✓			
4.	Are the cross slopes less steep than 1:48?	✓			
5.	Do the ramp runs rise no more than 30-inches?	✓			
6.	Are there level landings at the bottom and top of the ramp runs?	✓			
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3.	Is there a path of travel that does not require the use of stairs?			✓	

	Building History	Yes	No	N/A	Comments
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			Lever
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?	✓			
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?	✓			
6.	Are grab bars provided in toilet stalls?	✓			
7.	Are sinks provided with clearance for a wheelchair to roll under?	✓			
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
9.	Are exposed pipes under sink sufficiently insulated against contact?	✓			Under counter pipes are insulated
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

	Building History	Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?	✓			
2.	Do the common laundry rooms have a front controlled washing machine?	✓			
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	✓			
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?			✓	
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?	✓			2493 Carville Dr Studio Bathtub 2495 Carville Dr One Bathtub w/ADA Bath Door 2605 Carville Dr One Roll in Shower w/ADA Sink 2601 Carville Dr Two Bathtub 1438 Silverada Blvd Two Roll in Shower 1450 Silverada Blvd One Bathtub 1454 Silverada Blvd Studio Bathtub 1466 Silverada Blvd Two Bathtub w/36" Bath Door
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?	✓			
3.	Are exterior balconies/decks <1/2" below interior floor level?	✓			
4.	Are all switches, controls and outlets located at between 15" and 54" above floor	✓			
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?	✓			
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item. Is a 60" turning radius available in U-shaped kitchens if sink or range/cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?		✓		Less than 60" clearance is provided at the 2 Bedroom kitchens (Critical Repair)

	Building History	Yes	No	N/A	Comments
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?	✓			
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?	✓			
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?	✓			

Abbreviated Screening Checklist for FHA Compliance

	Building History	Yes	No	N/A	Comments
Fair Housing Act Accessibility Review					
1.	Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2.	Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✓	
3.	Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4.	Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5.	Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in			✓	

	Building History	Yes	No	N/A	Comments
	accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.				
6.	Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	
7.	Requirement 7. Are the kitchens and bathrooms "Usable"? Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

RECOMMENDATIONS

ADAAG Concerns:

- The southern-most van accessible parking stall at the Clubhouse - Office Building was observed without an accessible pathway from the access aisle to the adjacent sidewalk; there is space in front of the adjacent curb stop and vertical signage, though the accessible path will be blocked if a vehicle is parked in the adjacent accessible parking space. AEI recommends a curb cut be installed where the access aisle meets the sidewalk.

UFAS/State Code Concerns:

There are eight dedicated mobility units, units 2493, 2495, 2605, 2601, 1438, 1450, 1454, and 1466.

- The 2 Bedroom designated handicapped dwelling units (2601, 1438, and 1466) were observed with less than 60-inch clearance between the kitchen counters/range and opposing refrigerator. In order to comply with ANSI, AEI recommends counter depth refrigerators be installed which will provide the compliant 60-inch turn or T-turn.
- The 2 Bedroom designated handicapped dwelling units (2601, 1438, and 1466) were observed without a 30-inch roll-under work surface, and with only one pull-out breadboard. ANSI requires the mobility unit kitchens to be equipped with either a 30-inch roll-under work surface or two 15-inch pull-out breadboards. In order to comply with ANSI, one of the two options should be installed.
- The property was originally constructed in 1963 and features project-based assistance. The apartments are therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 2% or three (3) non-designated

handicapped dwelling units are required to have audio/visual smoke alarms. In order to comply with UFAS, the installation of audio/visual smoke alarms in three (3) non-designated handicapped dwelling units is required.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

Photographs



ADA Stalls



Access Aisle at ADA Stalls



ADA Stalls at Community Center - Office



Construct Curb Cut to Sidewalk (Repair)



Entry Stairs at Community Center - Office



Accessible Restroom



Accessible Restroom



Accessible Restroom Sink



Accessible Restroom Toilet



Laundry Room Folding Table



Laundry Room Door Width



HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Counter to Fridge (Repair)



HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Counter to Fridge (Repair)



HDCP Unit 2601 Bld 9 2 Bed 1 Bath - Kitchen (Repair)

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$1,011,028	\$674
1-10 Year Inflated Costs	\$1,202,632	\$802
11-20 Year Un-Inflated Costs	\$1,452,139	\$968
11-20 Year Inflated Costs	\$2,039,800	\$1,360
1-20 Year Un-Inflated Costs	\$2,463,168	\$821
1-20 Year Inflated Costs	\$3,242,432	\$1,081

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
CRITICAL REPAIRS (LIFE SAFETY)								
Pest Control/Integrated Pest Management Plan	Provide WDO Pest Report (Critical Repair)	General site	Repair	1	Each	\$ 2,000.00	\$ 2,000.00	The local reviewing HUD office will want a copy of the WDO report.

Life Safety Subtotal: \$ 2,000.00
Total: \$ 2,000.00

7.3 NON-CRITICAL REPAIRS

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Asphalt Pavement	Repair Asphalt Parking Lot (Non-Critical Repair)	Parking Area	Level 1 Alteration	2000	SF	\$ 5.00	\$ 10,000.00	Alligatoring was observed in isolated areas of the drive lanes. In order to prevent further issues, full depth replacement of the damaged areas should occur.
Asphalt Seal Coat	Seal Coat Asphalt Parking Lot (Non-Critical Repair)	Asphalt paving	Level 1 Alteration	51800	SF	\$ 0.30	\$ 15,540.00	The asphalt paving was observed to have a faded seal coat and striping, at the end of its RUL. The asphalt should be crack sealed, seal coated and restriped in order to prevent further issues.
Striping and Marking	Install Curb Cut at Office Building (Non-Critical Repair)	Designated handicapped parking	Repair	1	Each	\$ 1,000.00	\$ 1,000.00	The southern-most van accessible parking stall at the Clubhouse - Office Building was observed without an accessible pathway from the access aisle to the adjacent sidewalk; there is space in front of the adjacent curb stop and vertical signage, though the accessible path will be blocked if a vehicle is parked in the adjacent accessible parking space. AEI recommends a curb cut be installed where the access aisle meets the sidewalk.
Boilers, Oil/ Gas/ Dual Fuel, Low MBH - Centralized	Gas-Fired Boiler (HVAC) 400,000 Btu (Bldgs 11-16)(Non-Critical Repair)	Boilers at Bldgs 11-16	Level 1 Alteration	6	Each	\$ 16,000.00	\$ 96,000.00	At the time of AEI's assessment, the boiler replacement in Buildings 11-16 had not yet begun. According to management, they were on schedule to be replaced within a month. This is a placeholder until AEI receives evidence of the replacements.
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units) (Non-Critical Repair)	Oldest kitchen cabs/counters	Level 1 Alteration	60	Each	\$ 3,500.00	\$ 210,000.00	AEI observed several of the dwelling unit kitchens cabs/counters to be nearing or past their RUL. Cost is included to replace 40-percent of the units, with the remaining being replaced early in the evaluation period.
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units) (Non-Critical Repair)	Oldest bathroom vanities	Level 1 Alteration	60	Each	\$ 500.00	\$ 30,000.00	AEI observed several of the dwelling unit vanities to be nearing or past their RUL. Cost is included to replace 40-percent of the units, with the remaining being replaced early in the evaluation period.
Tenant electrical panel	Replace Electrical Panels (Bldgs 11-16)(Non-Critical Repair)	Electrical panels at Bldgs 11-16	Level 1 Alteration	56	Each	\$ 1,250.00	\$ 70,000.00	At the time of AEI's assessment, the electrical panel replacement in Buildings 11-16 had not yet begun. According to management, they were on schedule to be replaced within a month. This is a placeholder until AEI receives evidence of the replacements.
Residential smoke detectors	Install Audio / Visual Smoke Detectors (Non-Critical Repair)	Non HDCP units	Level 1 Alteration	3	Each	\$ 750.00	\$ 2,250.00	The 2 Bedroom designated handicapped dwelling units (2601, 1438, and 1466) were observed without a 30-inch roll-under work surface, and with only one pull-out breadboard. ANSI requires the mobility unit kitchens to be equipped with either a 30-inch roll-under work surface or two 15-inch pull-out breadboards. In order to comply with ANSI, one of the two options should be installed.
Cabinets & vanities	Install Roll-Under Work Surface or Breadboard (Non-Critical Repair)	2-Bed/1-Bath HDCP Kitchen	Level 1 Alteration	3	Each	\$ 2,000.00	\$ 6,000.00	The 2 Bedroom designated handicapped dwelling units (2601, 1438, and 1466) were observed without a 30-inch roll-under work surface, and with only one pull-out breadboard. ANSI requires the mobility unit kitchens to be equipped with either a 30-inch roll-under work surface or two 15-inch pull-out breadboards. In order to comply with ANSI, one of the two options should be installed.

Refrigerator/freezer	Install Counter Depth Refrigerator (Non-Critical Repair)	2-Bed/1-Bath HDCP Kitchen	Level 1 Alteration	3	Each	\$ 1,500.00	\$ 4,500.00	The 2 Bedroom designated handicapped dwelling units (2601, 1438, and 1466) were observed with less than 60-inch clearance between the kitchen counters/range and opposing refrigerator. In order to comply with ANSI, AEI recommends counter depth refrigerators be installed which will provide the compliant 60-inch turn or T-turn. (Critical Repair)
Earthwork, swales, drainways, erosion controls	Bare ground (Non-Critical Repair)	Throughout site	Repair	8	Each	\$ 1,500.00	\$ 12,000.00	Areas of barren or bare ground were observed throughout the site (Non-Critical Repair).

Total: \$ 457,290.00

7.4 REPLACEMENT RESERVES

7.5 INSURABLE VALUE - REPLACEMENT COST

Replacement Cost Per Building

Building Identifier	Replacement Cost of Building Per SF	Source of Replacement Cost	Replacement Cost of Building
Building 1	168.69	RSMean	1,041,829.44
Building 2	168.69	RSMean	1,120,101.60
Building 3	168.69	RSMean	1,120,101.60
Building 4	168.69	RSMean	1,120,101.60
Building 5	168.69	RSMean	1,041,829.44
Building 6	168.69	RSMean	1,120,101.60
Building 7	168.69	RSMean	1,120,101.60
Building 8	168.69	RSMean	1,120,101.60
Building 9	168.69	RSMean	1,120,101.60
Building 10	168.69	RSMean	1,041,829.44
Building 11	168.69	RSMean	1,041,829.44
Building 12	168.69	RSMean	1,120,101.60
Building 13	168.69	RSMean	1,120,101.60
Building 14	168.69	RSMean	1,041,829.44
Building 15	168.69	RSMean	1,120,101.60
Building 16	168.69	RSMean	1,120,101.60
Clubhouse Building	174.35	RSMean	1,309,019.80
Maintenance Training Center	125.00	RSMean	216,625.00
Storage Building	50.00	RSMean	85,000.00
		Total:	\$ 19,140,909.60

8.0 ASSESSOR QUALIFICATIONS

I understand that my Capital Needs Assessment will be used by Housing Authority of the City of Reno to document to the U.S. Department of Housing and Urban Development that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am employed full time by the MAP Lender (underwriter) or under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction.

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on May 18, 2022


A resume of the property evaluator and the senior reviewers are included in the appendix of this report.



Sebastiano Loreti, Assessment Project Manager



Jeb Bonnett, Vice President - HUD Building Assessments



David Taylor, Accessibility Manager



Roy Anderson PE, Vice President

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

APPENDIX A

Dwelling Unit Photo Documentation



1. HDCP Unit 2493 Bld 15 Studio - Entry



2. HDCP Unit 2493 Bld 15 Studio - Living Area



3. HDCP Unit 2493 Bld 15 Studio - Kitchen



4. HDCP Unit 2493 Bld 15 Studio - Workspace Width



5. HDCP Unit 2493 Bld 15 Studio - Kitchen Counter Height



6. HDCP Unit 2493 Bld 15 Studio - Range with Front Controls



7. HDCP Unit 2493 Bld 15 Studio - Kitchen Sink



8. HDCP Unit 2493 Bld 15 Studio - Sink Width



9. HDCP Unit 2493 Bld 15 Studio - Sink Height



10. HDCP Unit 2493 Bld 15 Studio - Thermostat Height



11. HDCP Unit 2493 Bld 15 Studio - Bathroom



12. HDCP Unit 2493 Bld 15 Studio - Toilet Center



13. HDCP Unit 2493 Bld 15 Studio - Vanity Height



14. HDCP Unit 2493 Bld 15 Studio - Rear Grab Bar Width



15. HDCP Unit 2493 Bld 15 Studio - Side Grab Bar Width



16. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Entry



17. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Kitchen



18. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Counter Height



19. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Sink Width



20. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Range with Front Controls



21. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Hallway



22. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Bedroom



23. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Bathroom



24. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Roll In Shower



25. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Shower



26. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Toilet Center



27. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Rear Grab Bar Width



28. HDCP Unit 2605 Bld 9 1 Bed 1 Bath - Mirror Height



29. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Kitchen



30. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Range Center



31. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Range with Front Controls



32. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Counter to Fridge (Repair)



33. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Counter to Fridge (Repair)



34. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Counter Height



35. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Clear Knee Space Under Sink



36. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Bedroom



37. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Bedroom Door Width



38. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Thermostat Height



39. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Bathroom



40. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Bathroom



41. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Roll In Shower



42. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Shower



43. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Vanity Height



44. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Mirror Height



45. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Toilet Center



46. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Grab Bar Height



47. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Side Grab Bar Width



48. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Bedroom 2



49. HDCP Unit 1438 Bld 2 2 Bed 1 Bath - Bedroom 2



50. HDCP Unit 2601 Bld 9 2 Bed 1 Bath - Kitchen (Repair)



51. HDCP Unit 2601 Bld 9 2 Bed 1 Bath - Distance Between Range and Opposing Counter



52. HDCP Unit 2601 Bld 9 2 Bed 1 Bath - Distance Between Range and Opposing Counter



53. Unit 1444 Bld 2 Studio - Entry



54. Unit 1444 Bld 2 Studio - Living Area



55. Unit 1444 Bld 2 Studio - Kitchen



56. Unit 1444 Bld 2 Studio - Bathroom



57. Unit 1444 Bld 2 Studio - Bathtub



58. Unit 1404 Bld 1 1 Bed 1 Bath - Entry



59. Unit 1404 Bld 1 1 Bed 1 Bath - Kitchen



60. Unit 1404 Bld 1 1 Bed 1 Bath - Kitchen



61. Unit 1404 Bld 1 1 Bed 1 Bath - Bedroom



62. Unit 1404 Bld 1 1 Bed 1 Bath - Closet



63. Unit 1404 Bld 1 1 Bed 1 Bath - Hallway



64. Unit 1404 Bld 1 1 Bed 1 Bath - Bathroom



65. Unit 1404 Bld 1 1 Bed 1 Bath - Bathtub



66. Unit 1428 Bld 3 2 Bed 1 Bath - Entry



67. Unit 1428 Bld 3 2 Bed 1 Bath - Kitchen



68. Unit 1428 Bld 3 2 Bed 1 Bath - Kitchen



69. Unit 1428 Bld 3 2 Bed 1 Bath - Living Room



70. Unit 1428 Bld 3 2 Bed 1 Bath - Bedroom



71. Unit 1428 Bld 3 2 Bed 1 Bath - Bedroom 2



72. Unit 1428 Bld 3 2 Bed 1 Bath - Bathroom



73. Unit 1428 Bld 3 2 Bed 1 Bath - Bathroom

APPENDIX B

General Photo Documentation



1. Landscape Drainage



2. Concrete Entrance Apron



3. Drive Aisle



4. Drive Aisle



5. Parking Lot



6. Parking Lot - Worn seal coat and faded striping
(Non-Critical Repair)



7. Parking Lot at Community Center



8. ADA Stalls



9. Carport Parking



10. Asphalt Condition (Non-Critical Repair)



11. Asphalt Cracking at Community Center Parking Lot (Non-Critical Repair)



12. Asphalt Cracking at Community Center Parking Lot (Non-Critical Repair)



13. Concrete Ramp and Stairs at Apartment Entry



14. Ramp at Unit Entry



15. Cracked Sidewalk Near Building 4 (Critical Repair)



16. Cracked Sidewalk Near Building 4 (Critical Repair)



17. Trip Hazard at Sidewalk Near Building 16
(Critical Repair)



18. Trip Hazard at Sidewalk Near Building 16
(Critical Repair)



19. Trip Hazard at Sidewalk Near Building 1 (Critical Repair)



20. Trip Hazard at Sidewalk Near Building 1 (Critical Repair)



21. Trip Hazard at Sidewalk Near Building 1 (Critical Repair)



22. Trip Hazard at Sidewalk Near Building 1 (Critical Repair)



23. Building Mounted Lighting



24. Chain Link Fencing



25. Trash Room



26. Site Map



27. Landscaping



28. Barren Landscaping Near Building 1 (Non-Critical Repair)



29. Barren Landscaping Near Building 16 (Non-Critical Repair)



30. Barren Landscaping Near Building 16 (Non-Critical Repair)



31. Barren Landscaping Near Building 8 (Non-Critical Repair)



32. Barren Landscaping Near Building 7 (Non-Critical Repair)



33. Barren Landscaping Near Building 7 (Non-Critical Repair)



34. BBQ Grill Area



35. Carport



36. Carport



37. Carport Framing



38. Carport Framing



39. Pavilion



40. Storage Units



41. Storage Units



42. Storage Unit Interior



43. Storage Shed



44. Propane Tank for Generator



45. Emergency Generator



46. Gas Meter



47. Crawl Space



48. CMU Wall



49. Wood Sub Floor



50. Crawl Space



51. Crawl Space Vent



52. Roof Framing



53. Attic Vent



54. Soffit Vent



55. Apartment Entry Patio Area



56. Community Center - Office Entry Door



57. Apartment Entry Door with Screen



58. Apartment Entry Door



59. Service Door



60. Exterior Finishes



61. Brick Veneer



62. Exterior Wood Siding



63. Unit Window



64. Unit Window



65. Window Glazing



66. Typical Building Roof



67. Roof Finish



68. Roof Overhang at Unit Patios



69. Roof Drainage



70. Typical Building Water Heater



71. Common Area Tankless Water Heater



72. PVC and Copper Piping



73. Chiller (newer)



74. HVAC Boiler



75. Hydraulic Separator



76. Chemical By-Pass Feeder



77. Circulation Pump



78. HVAC System Control



79. Hydronic Baseboard Heater



80. Hydronic Baseboard Heater



81. Hydronic Radiator



82. Chiller (Older)



83. Common Area Condensing Unit



84. Common Area Fan Coil Unit



85. Main Switch Gear



86. Electric Meters



87. Circuit Breaker Panel



88. Circuit Breaker Panel (Older)



89. GFCI Outlet



90. Overhead Power Line



91. Hard Wired Smoke Detector



92. Battery Operated Smoke Detector



93. Fire Extinguisher



94. Expired Extinguisher Inspection Tag



95. Community Center



96. Community Center



97. Ceiling Finishes



98. Offices



99. Office



100. Storage Room



101. Restroom



102. Restroom Sinks



103. Urinal



104. Restroom Toilet



105. Laundry Room Entry



106. Laundry Room



107. Laundry Machines



108. Training Center



109. Training Center and Maintenance Storage



110. Training Center



111. Carpet Flooring



112. Carpet Flooring



113. Ceramic Tile at Mobility Unit



114. Vinyl Flooring



115. Ceiling Finish



116. Bedroom



117. Studio Living Area



118. Studio Kitchen



119. Refrigerator



120. Range



121. Range (Newer)



122. Ducted Hood Vent



123. Kitchen Finishes



124. Ceramic Tile Shower Surround at Mobility Unit



125. Vanity



126. Bathtub



127. Shower Surround



128. Kitchen Finishes



129. ADA Stalls



130. Access Aisle at ADA Stalls



131. ADA Stalls at Community Center - Office



132. Construct Curb Cut to Sidewalk (Repair)



133. Entry Stairs at Community Center - Office



134. Accessible Restroom



135. Accessible Restroom



136. Accessible Restroom Sink



137. Accessible Restroom Toilet



138. Laundry Room Folding Table



139. Laundry Room Door Width

APPENDIX C

Street Map and Aerial Photo



Leaflet | Powered by Esri | Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



STREET MAP

1402 Silverada Boulevard, Reno, Nevada 89512
AEI Project Number: 459084





— Approximate Property Boundary

30 m
100 ft

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

1402 Silverada Boulevard, Reno, Nevada 89512
AEI Project Number: 459084



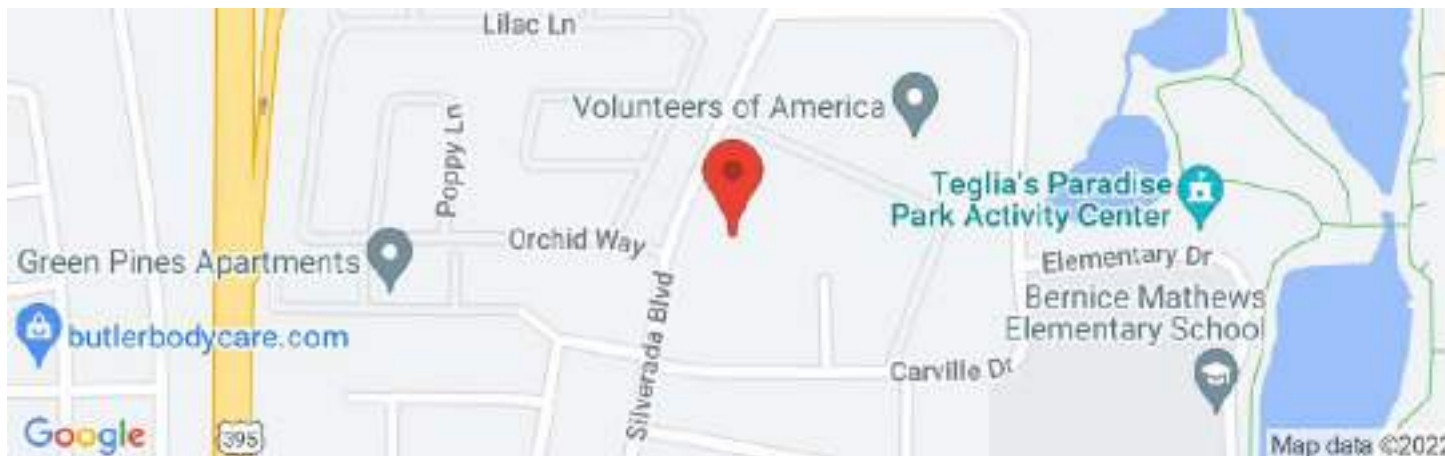
APPENDIX D

USGS Seismic Design Map



1400 Silverada Blvd, Reno, NV 89512, USA

Latitude, Longitude: 39.5430484, -119.7831808



Date	6/1/2022, 5:07:14 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	1.5
S ₁	spectral response (1.0 s)	0.537
S _{X_S}	site-modified spectral response (0.2 s)	1.5
S _{X₁}	site-modified spectral response (1.0 s)	0.805
F _a	site amplification factor (0.2 s)	1
F _v	site amplification factor (1.0 s)	1.5
ssuh	max direction uniform hazard (0.2 s)	1.698
crs	coefficient of risk (0.2 s)	0.941
ssrt	risk-targeted hazard (0.2 s)	1.598
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.574
cr1	coefficient of risk (1.0 s)	0.936
s1rt	risk-targeted hazard (1.0 s)	0.537
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{X_S}	site-modified spectral response (0.2 s)	1
S _{X₁}	site-modified spectral response (1.0 s)	0.537

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	1.181
S_1	spectral response (1.0 s)	0.39
S_{XS}	site-modified spectral response (0.2 s)	1.213
S_{X1}	site-modified spectral response (1.0 s)	0.631
f_a	site amplification factor (0.2 s)	1.028
f_v	site amplification factor (1.0 s)	1.621

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.56
S_1	spectral response (1.0 s)	0.181
S_{XS}	site-modified spectral response (0.2 s)	0.757
S_{X1}	site-modified spectral response (1.0 s)	0.375
F_a	site amplification factor (0.2 s)	1.352
F_v	site amplification factor (1.0 s)	2.077

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

DISCLAIMER

While the information presented on this website is believed to be correct, SEAO / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAO / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

APPENDIX E

Pre-Site Visit Questionnaire



HUD CNA PRE-SURVEY QUESTIONNAIRE (MF)

GENERAL INSPECTION INFORMATION

PER HUD GUIDANCE, AEI MUST BE ALLOWED ACCESS INTO 25% OF EACH DWELLING UNIT FLOORPLAN, AS WELL AS ALL COMMON AREAS, AND EXTERIORS AT THE SITE.

GENERAL PROPERTY INFORMATION

PROPERTY NAME:	SILVERADA MANOR							
SITE ADDRESS:	1400 Silverada			CITY	Reno		STATE	NV
Number of Apt Buildings:	11	Date of Construction:	1962/1966		Number of Units:	150		
Number of Common Buildings:	6	Renovation Date(s):	1994, 1996-99, 2000-16, 2019-20		Number of Vacant Units:	5		
Number of Stories:	1	Gross Building Area:	10		Number of Down Units:	0		
Site Area in Acres:	acres	Total Number of Parking Spaces:	150		Number of HC Parking Spaces:	8		

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 3 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

Appliance Replacement, Boiler Replacement, Breaker Replacement, Water Isolation Valve Replacement

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

N/A

Please describe any future building maintenance, renovation, seismic, and upgrade work being planned:
(CF2020) Multi-Site Water Heater Replacement

Please list the designated handicapped dwelling units:

2493 Carville, 2495 Carville, 2605 Carville, 2601 Carville, 1438 Silverada, 1450 Silverada, 1454 Silverada, 1466 Silverada

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

Vendor Name			Phone No.		
Roofing	?	?	Painting	JF Painting	775-690-3209
Elevator	TK Elevator	888-952-9647	HVAC	Gardner Mech	775-329-4133
Fire Protection	Summit Fire	775-900-9209	Plumbing	Michael's Plumbing	775-355-1611
Electrician	Merit Electric	775-853-3444	Trash Disposal	Waste Management	775-329-8822
Landscaping	T&T Lawns	775-424-4168	Security System	All Pro Security	775-284-3644

Please list all utility providers for the Property:

Domestic Water	TMWA	Gas/ Oil/ Other	NV Energy
Sanitary Sewer	City of Reno	Electricity	NV Energy
Storm Drainage	City of Reno	Steam	N/A

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
------------	----------	--------	------	------------	----------	--------	------



Studio	22		3 Bedroom/ 1 Bathroom		
1 Bedroom/ 1 Bathroom	62	2	3 Bedroom/ 2 Bathroom		
1 Bedroom/ 1 ½ Bath			4 Bedroom/ 1 Bathroom		
2 Bedroom/ 1 Bath	61	3	Model Unit/Manager Unit		
2 Bedroom/ 1 ½ Bath					

QUESTIONNAIRE	YES	NO	UNKNOWN
<i>Note to Field Observer: Answers should be verified during site interview and field observations. A YES answer should be followed up thoroughly and documented if issues are present.</i>			
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		X	
Does the property feature Section 8 project based assistance?		X	
Does the property accept Section 8 vouchers?		X	
Was an "Accessibility Survey" ever conducted on the property? (If Yes, please attach a copy)			
Have any accessibility improvements been made to the Property or does a Barrier Removal Plan exist for the Property?			
Are there any unresolved accessibility related complaints or pending litigation?			
Is a tenant monthly fee charged for common area maintenance (CAM)?			
Does the Property experience any site drainage, ground water or flooding problems?			
Is the amount of on-site parking provided inadequate?			
Is there damaged or nonoperational site lighting?			
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?			
Does the Property have any structural issue such as settlement, cracking or deflection?			
Has the Property experienced any fire related or seismic damage?			
Does the Property exhibit any water/ moisture infiltration?			
Does the Property exhibit any sewer backups?			
Does the Property have any leakage or failures at the roof, walls or cellar?			
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?			
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?			
Any problems regarding synthetic stucco or EIFS?			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?			
Are the HVAC systems inadequate and/or non-functioning?			
Are there any plumbing leaks or prevalent past leaks?			
Are there any water pressure issues at any time?			
Is galvanized or polybutylene "gray" piping present anywhere in the Property?			
Has any active or historical leaks related to galvanized or polybutylene piping occurred?			
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			
Are there any electrical problems or inadequate electrical service?			
Electrical amperage to each unit is less than 60-amps?			
Is aluminum branch wiring present anywhere in the Property?			
If aluminum branch wiring is present, has retrofitting been performed?			
Are there any screw-in fuses present in the Property?			
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?			
Are there any elevator or escalator shutdowns or deemed out of service?			
Are there elevators present not regularly serviced under a full-service maintenance contract?			
Are there fire sprinkler systems present and not regularly serviced and tested?			
Are there fire alarm and detection devices not regularly serviced and tested?			
Is common area interior painting performed as part of routine maintenance?			
Is there any mold or microbial growth at the Property?			
Have any tenants or occupants complained about mold or microbial growth at the Property?			
Is there a current formal indoor air quality management plan at the Property?			
Are there any water leaks or damage at the Property?			
Please indicate when the following systems have been last inspected:			



Fire Sprinkler _____

Elevators/ Escalators _____

Fire Alarm _____

Facades _____



REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
 (Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. – please attach additional pages for comments/ clarifications.

Paving: _____ Yrs.	Sealant/Striping: _____ Yrs.	Exterior Lighting: _____ Yrs.
Landscaping: _____ Yrs.	Irrigation System: _____ Yrs.	Building Signage: _____ Yrs.
Pool Deck: _____ Yrs.	Pool Surfaces: _____ Yrs.	Other _____: _____ Yrs.
Masonry Pointing: _____ Yrs.	Exterior Paint: _____ Yrs.	EIFS: _____ Yrs.
Windows: _____ Yrs.	Doors: _____ Yrs.	Building Sealants: _____ Yrs.
Roofing: _____ Yrs.	Other Roofing: _____ Yrs.	Skylights: _____ Yrs.
HVAC (_____): _____ Yrs.	HVAC (_____): _____ Yrs.	HVAC (_____): _____ Yrs.
Electric Service: _____ Yrs.	Emergency Generator: _____ Yrs.	Water Lines: _____ Yrs.
Water Pumps: _____ Yrs.	Water Heaters: _____ Yrs.	Sewer Lines _____ Yrs.
Elevator Finishes: _____ Yrs.	Elevator Controller: _____ Yrs.	Elevator Machinery: _____ Yrs.
Escalators: _____ Yrs.	Fire Pump: _____ Yrs.	Central Fire Alarm Panel: _____ Yrs.
Common Areas: _____ Yrs.	Unit Finishes: _____ Yrs.	Unit Appliances: _____ Yrs.

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey			
Certificate of Occupancy			
Copy of Open Building Permits or Code Violations			
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)			
Reduced Floor Plans			
Original construction documents (core and shell)			
List of Mechanical Equipment			
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty			
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title: _____	Date: _____
-----------------------------------	--------------------

APPENDIX F

Record of all Documents Reviewed, Interviews, and Supporting Information

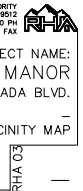


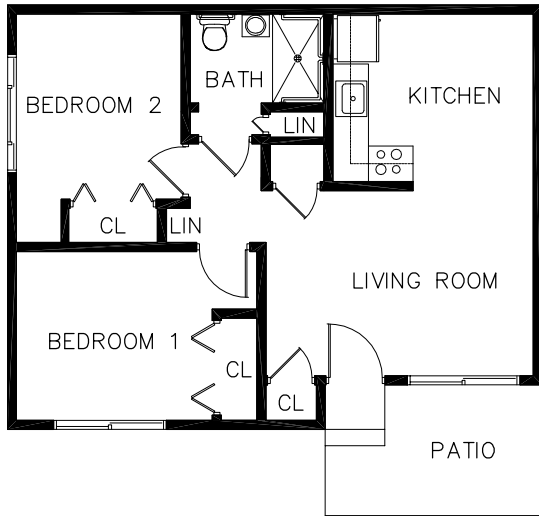
REHO HOUSING AUTHORITY
 1525 E. 9TH ST., RENO, NV, 89512
 (775) 326-3630 FAX
 (775) 786-1715 FAX

PROJECT NAME:
SILVERADA MANOR
 1400 SILVERADA BLVD.

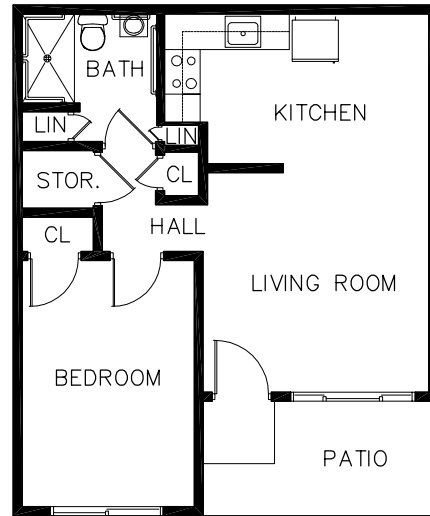
VICINITY MAP

DATE: DECEMBER 2014
 UPDATE: -
 SCALE: NTS

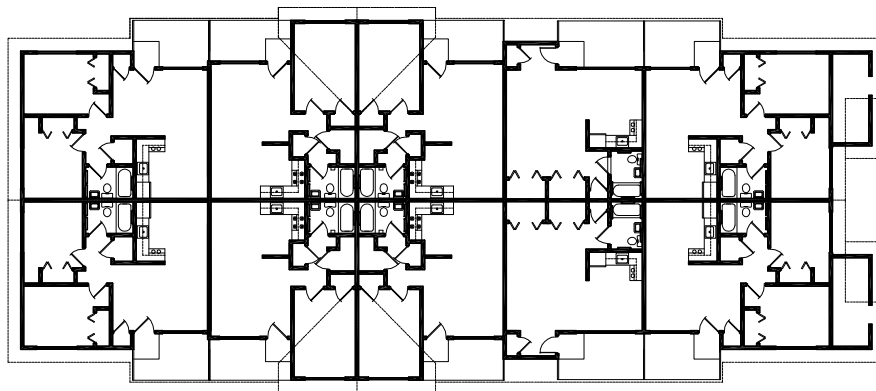




TWO BEDROOM ACCESSIBLE UNIT
685 SF
SCALE: 3/32"=1'-0"



ONE BEDROOM ACCESSIBLE UNIT
598 SF
SCALE: 3/32"=1'-0"



TYPICAL BUILDING PLAN
SCALE: 1"=30'

RENO HOUSING AUTHORITY
1525 E 9TH ST., RENO NV, 89512
(775) 329-3630 PH
(775) 786-1712 FAX

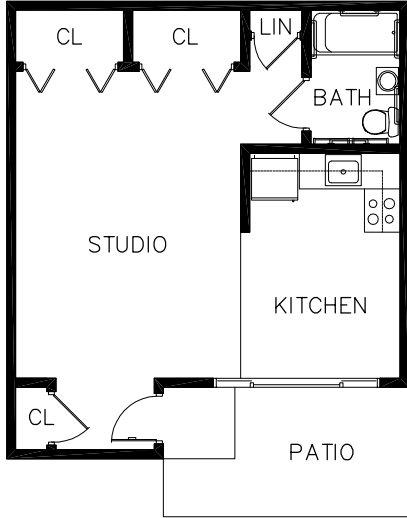


PROJECT NAME:
SILVERADA MANOR
1400 SILVERADA BLVD.

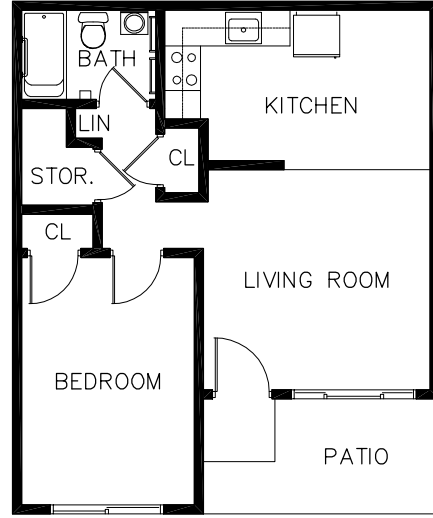
FLOOR PLANS

DATE: OCTOBER 2008
UPDATE: —
SCALE: AS NOTED

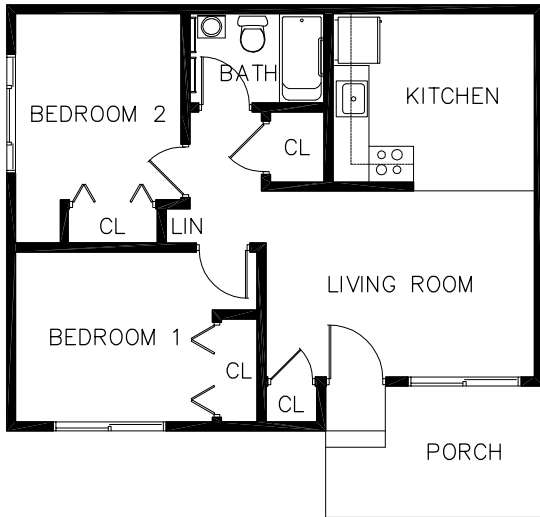
RHA 03



STUDIO
521 SF



ONE BEDROOM
598 SF



TWO BEDROOM
685 SF

RENO HOUSING AUTHORITY
1525 E 9TH ST., RENO NV, 89512
(775) 329-3630 PH
(775) 786-1712 FAX

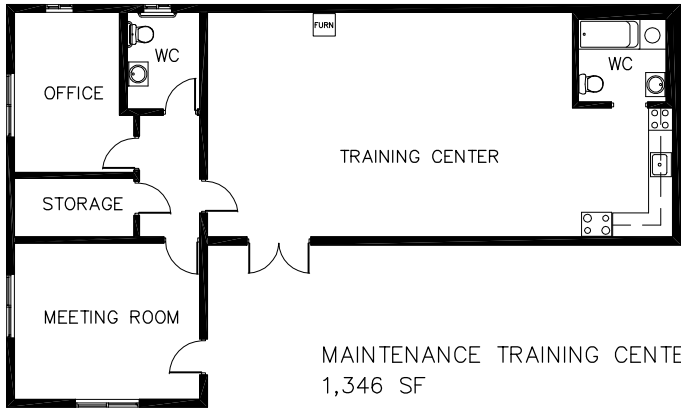


PROJECT NAME:
SILVERADA MANOR
1400 SILVERADA BLVD.

FLOOR PLANS

DATE: OCTOBER 2008
UPDATE: —
SCALE: 3/32"=1'-0"

RHA 03



MAINTENANCE TRAINING CENTER
1,346 SF



COMMUNITY BUILDING / OFFICES
6,420 SF

RENO HOUSING AUTHORITY
1525 E 9TH ST., RENO NV, 89512
(775) 329-3630 PH
(775) 786-1712 FAX



PROJECT NAME:
SILVERADA MANOR
1400 SILVERADA BLVD.
COMMUNITY BUILDING /
OFFICES

DATE: OCTOBER 2008
UPDATE: -
SCALE: 1/16"=1'-0"

RHA 03

WASHOE COUNTY ASSESSOR PROPERTY DATA

6/1/2022

Owner Information

APN	008-073-04	Card 1 of 17
Situs 1	1400 SILVERADA BLVD RENO NV 89512	Bld # 1
Owner 1	HOUSING AUTHORITY CITY OF RENO	OWNER
Mail Address	1525 E 9TH ST RENO NV 89512	

Parcel Information

Keyline Desc	FR SE4 NW4 SEC 6 TWP 19 RGE 20		
Subdivision	_UNSPECIFIED		
	Section 6	Township 19	Range 20
Record of Survey Map : Parcel Map# : Sub Map#			
	Special Property Code	023	
2022 Tax District	1000	Prior APN	
2021 Tax District	1000	Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied
PERMITS	wjackins 04/05/2022		

Building Information

XFOB SUBAREA

Bld #1 Situs	1400 SILVERADA BLVD	Property Name	SILVERADA MANO
Quality	C15 Commercial 1.5 (Fair)	Building Type	Multiple Res (Low Rise)
Stories	1	2nd Occupancy	
Year Built	1963	WAY	1963
Bedrooms	12	Square Feet	5526
Full Baths	8	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	0
Fixtures	0	Basement Type	
Fireplaces	0	Gar Conv Sq Feet	0
Heat Type	WARM/COOL AIR	Total Garage Area	0
2nd Heat Type		Garage Type	
Exterior Walls	STUD WALLS - HARDBOARD SHEET	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover		Sub Floor	
% Complete	100	Frame	WD/STL FRAME
Obso/Bldg Adj	0	Units/Bldg	8
Construction Modifier		Units/Parcel	151

Land Information

LAND DETAILS


Land Use	340	DOR Code	400	Sewer	Municipal	Neighborhood	MMMM MM Neighborhood Map
Size	363,726 SqFt	Size	8.35 Acres	Street	Paved	Zoning Code	MF30

	Water	Muni	
--	--------------	------	--

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
	HOUSING AUTHORITY CITY OF RENO	NO INFO		01-15-1968		0		

Valuation Information  The 2022/2023 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2022/23 NR	2,250,000	0	1,986,637	0		4,236,637	787,500	695,322	1,482,823	1,482,823
2022/23 VN	2,250,000	0	1,986,637	0		4,236,637	787,500	695,322	1,482,823	1,482,823
2021/22 FV	1,800,000	0	1,994,977	0	3,794,978	3,794,977	630,000	698,241	1,328,242	1,328,242



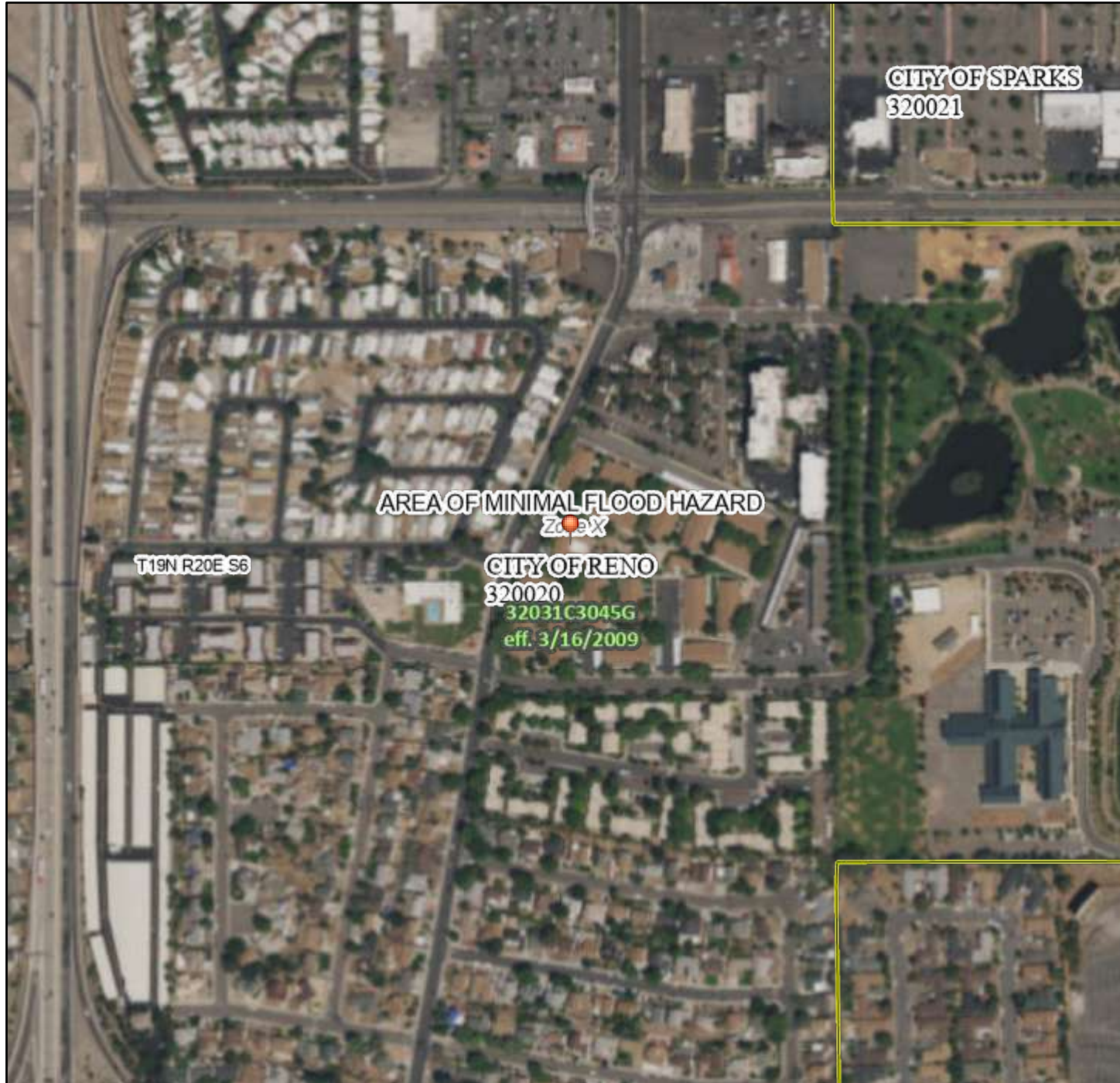
All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 05-31-2022

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

National Flood Hazard Layer FIRMette



119°47'18"W 39°32'49"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/1/2022 at 4:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

From: [Public Records Center \(Reno NV\)](#)
To: [Maggie Castelli](#)
Subject: Public Records :: G076118-032122
Date: Monday, March 21, 2022 3:26:13 PM



Dear Maggie:

Thank you for your interest in public records of the City of Reno.

Your request was received in this office on March 21, 2022 and given the reference number: **#G076118-032122** for tracking purposes.

***Request Details:** AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following properties and addresses: Mineral Manor, 1633 Andesite Avenue Tom Sawyer Village, 2565 Tom Sawyer Drive Silverada Manor, 1402 Silverada Boulevard Stead Manor, 5062 Bravo Avenue Haw View Apartments, 1548 Steelwood Lane Essex Manor, 7760 Carlyle Drive Myra Birch Manor, 3500 Mazzone Avenue Are these properties within your jurisdiction? As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following: Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes: 1. Building code enforced at the time the property was constructed. 2. Additional building codes enforced at the property since construction. 3. Current building code enforced by the municipality. 4. Copies of any outstanding building code violations. Planning and Zoning the current zoning classification of the property; AND copies of any outstanding zoning code violations. Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if there are fees with this request.*

Your request will be forwarded to the appropriate City department(s) to locate the information requested. Pursuant to NRS 239.0107 we will notify you within five (5) business days of receipt of the anticipated date your records will be available, and any estimated cost to produce them. Please note any confidential, proprietary, or protected information will be redacted prior to the release of your records.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

Again, thank you for using the City of Reno Public Records Center.



To monitor the progress or update this request please log into the [City of Reno Public Records Center](#).

From: [Public Records Center \(Reno NV\)](#)
To: [Maggie Castelli](#)
Subject: Fire Department Public Records :: F076116-032122
Date: Monday, March 21, 2022 3:24:08 PM



Dear Maggie:

Thank you for your interest in public records of the City of Reno Fire Department.

Your request was received in this office on March 21, 2022 and given the reference number: **#F076116-032122** for tracking purposes.

Type of Record Requested:

Your request will be forwarded to the appropriate City department(s) to locate the information requested. Pursuant to NRS 239.0107 we will notify you within five (5) business days of receipt of the anticipated date your records will be available, and any estimated cost to produce them. Please note any confidential, proprietary, or protected information will be redacted prior to the release of your records.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

Again, thank you for using the City of Reno Public Records Center.



To monitor the progress or update this request please log into the [City of Reno Public Records Center](#).



Public Records Center

 MENU

**Public
Records
Menu**

FAQs

See All FAQs 

What types of
records are

Question:

How can I obtain a zoning verification letter?

Answer:

The City of Reno does not prepare formal zoning verification letters, however, the following information is available online:

license from the City of Reno?

Can I get a copy of a divorce Decree from the City of Reno?

Can I get a copy of a birth or death certificate from the City of Reno?

What is the City Clerk's Office?

How can I obtain a zoning verification letter?

Can I obtain information on the City of Reno's Sphere of Influence?

You can also download a full pdf of the code here www.reno.gov

[Reno Master Plan](#)

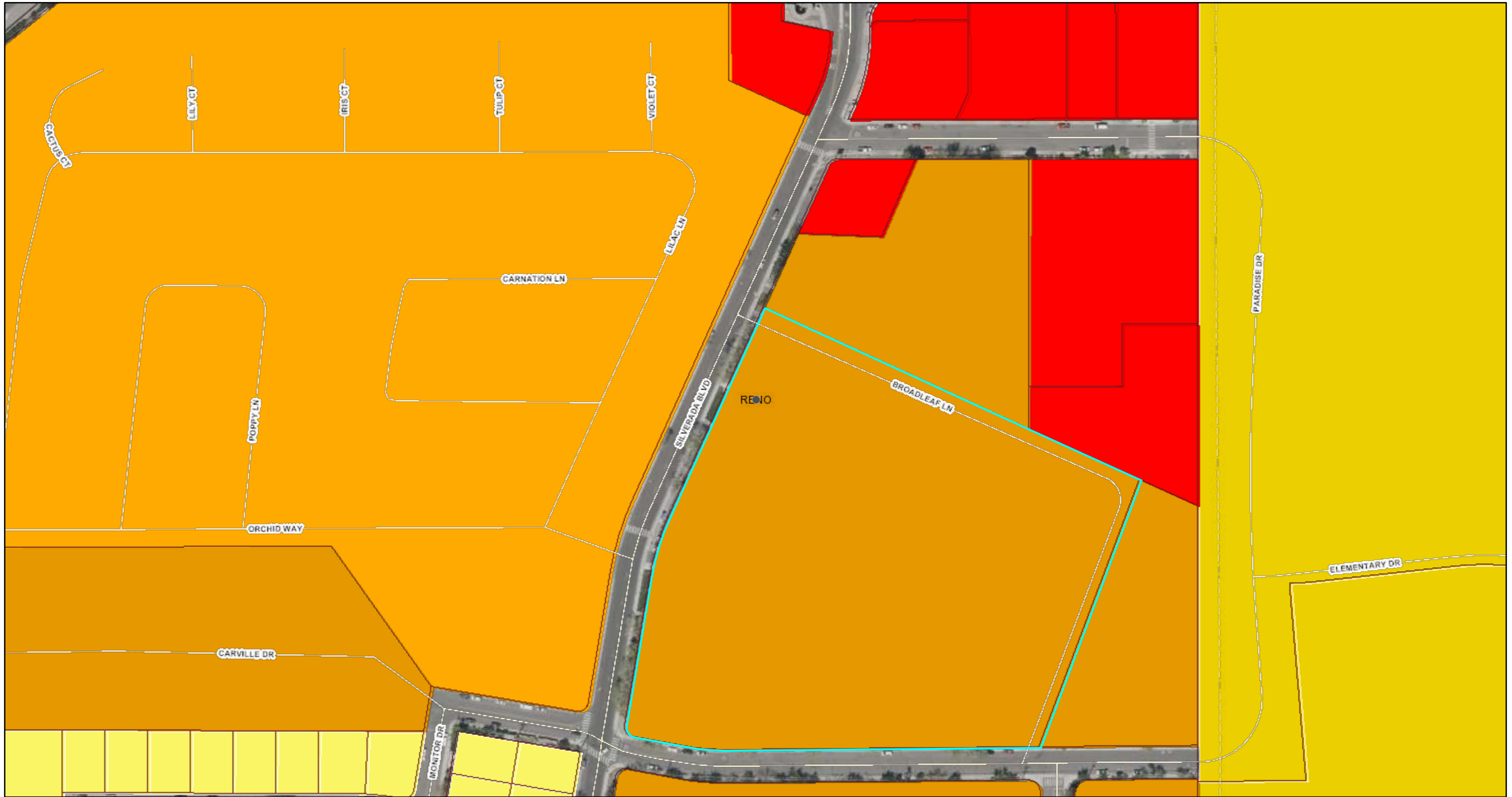
[Adopted PUD and SPD Handbooks](#)

The City of Reno offers an online [GIS Mapserver](#) with information on zoning, sewers, parcels, aerial photography and more. The [Virtual Permit Place](#) allows citizen access to City data on parcels, planning case information and building permit information.

The Reno Planning Department cannot provide confirmation that all development, structures and uses on a site are conforming. All inquiries regarding existing or closed violations go through the City's [Code Enforcement](#) division.

Management
Rate Sheet?

What is the
Mission
Statement of the
City Clerk's
Office



March 21, 2022

Parcels (No Labels)

Reno City Limits Outline

Zoning Designations (No Labels)

Arterial Commercial

Hotel Casino

Single-Family Residential (3 units/ acre) SF-3

Single-Family Residential (5 units/ acre) SF-5

Single-Family Residential (6 units/ acre) SF-6

Single-Family Residential (8 units/ acre) SF-8

Single-Family Residential (9 units/ acre) SF-9

Single-Family Residential (11 units/ acre) SF-11

Multi-Family Residential (14 units/ acre) MF-14

Multi-Family Residential (21 units/ acre) MF-21

Multi-Family Residential (30 units/acre) MF-30

Large Lot Residential (0.5 acres) LLR-0.5

Large Lot Residential (1 acre) LLR-1

Large Lot Residential (2.5 acres) LLR-2.5

Mixed-Use Urban MU

Mixed Use Suburban MS

Neighborhood Commercial NC

General Commercial GC

Professional Office PO

Mixed Employment ME

MU-RES

MU-MC

Mixed-Use Airport MA

Mixed-Use Downtown Entertainment Dist. MD-ED

Mixed-Use Downtown Innovation Dist. MD-ID

Mixed-Use Downtown N.W. Quad. Dist. MD-NWQ

Mixed-Use Downtown Riverwalk Dist. MD-RD

Mixed-Use Downtown University Dist. MD-UD

Mixed-Use Downtown Powning Dist. MD-PD

Industrial I

Industrial Commercial IC

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Maxar, Microsoft, Esri, HERE, Garmin, GeoTechnologies, Inc., City of Reno GIS

From: [Public Records Center \(Reno NV\)](#)
To: [Maggie Castelli](#)
Subject: Public Records :: G076118-032122
Date: Monday, March 21, 2022 8:20:38 PM

--- Please respond above this line ---



Dear Maggie,

RE: Public Records Request Reference # G076118-032122.

The City of Reno received a public records request from you on March 21, 2022.
Your request mentioned:

AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following properties and addresses:

*Mineral Manor, 1633 Andesite Avenue
Tom Sawyer Village, 2565 Tom Sawyer Drive
Silverada Manor, 1402 Silverada Boulevard
Stead Manor, 5062 Bravo Avenue
Haw View Apartments, 1548 Steelwood Lane
Essex Manor, 7760 Carlyle Drive
Myra Birch Manor, 3500 Mazzone Avenue*

Are these properties within your jurisdiction?

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to the following:

Building Department for any copies of Certificates of Occupancy and building permits from the last 10 years (year, type of permit, and owner/applicant), as well as the following information regarding building codes:

- 1. Building code enforced at the time the property was constructed.*
- 2. Additional building codes enforced at the property since construction.*
- 3. Current building code enforced by the municipality.*
- 4. Copies of any outstanding building code violations.*

Planning and Zoning the current zoning classification of the property; AND copies of any outstanding zoning code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if there are fees with this request.

Our office has reviewed its files and determined there are no open or outstanding code

enforcement violations associated with these properties at this time.

If you have any additional questions, please feel free to contact the City Clerk's Office Public Records Division at 775-348-3932.

Thank you for contacting the City of Reno.

Sincerely,

City of Reno
Code Enforcement Division

To monitor the progress or update this request please log into the [City of Reno Public Records Center](#).



**City of Reno
Building Permit**

Permit Number: BLD12-03033

Total Fees Due: \$549.00

Total Amt:

Address: 1402 S. VETERAN BLVD UNIT BLD 4

Owner Information

HOUSING AUTHORITY OF THE CITY OF RENO
1325 E 274 ST
RENO, NV 89512

Job Type: Building/Construction/Other

Parcel No.: 009-073-04 Valuation: \$ 2,916.00

Zoning: MF-30 Occupancy:

Type: Group:

Description: 0 Fire Detachd.

Height: Fire Alarm:

Area/Sq Ft: Service:

Subdivision:

Lot:

Issuer Information

CITY OF RENO MANOR
1325 E 274 ST
RENO, NV 89512

Subcontractor Information

SCALEMBR INC
144 S CENTER ST
RENO NV 89504
775-334-5316
NVLIC: 00632606

Description of Work to Be Done

ELECTRICAL UPGRADE
W/3" ALL NEW 4" EMBL G WHITE LIGHT FIXTURE IN EXISTING
BATHROOM UNITS 1402, 1404, 1406, 1408, 1410, 1412, 1414
& 1416. PLUMB SCANNED BY VALU12-00005

The undersigned hereby certifies to which authority and who hereby, the City of Reno, is hereby authorized and given legal authority to permit, permit or otherwise the applicant against the City of Reno being true and correct. I understand that the applicant is responsible for the accuracy of the information provided in this permit application and for the accuracy of the information provided in this permit application. I understand that the applicant is responsible for the accuracy of the information provided in this permit application. I understand that the applicant is responsible for the accuracy of the information provided in this permit application.

Subcontractor

BIGHORN INDUSTRIES INC DBA
1865 S ARLINGTON AVE
RENO NV 89509
(775) 795-0813
NVLIC: 00552445

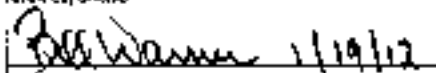
The undersigned hereby certifies to which authority and who hereby, the City of Reno, is hereby authorized and given legal authority to permit, permit or otherwise the applicant against the City of Reno being true and correct. I understand that the applicant is responsible for the accuracy of the information provided in this permit application and for the accuracy of the information provided in this permit application. I understand that the applicant is responsible for the accuracy of the information provided in this permit application. I understand that the applicant is responsible for the accuracy of the information provided in this permit application.

PAID
FEB 09 2012
CITY OF RENO
PERMIT PLACE

By:  Date: 2/19/12
Building Permit Commission or its authorized agent

Building Permit

Permittee hereby certifies to which authority and who hereby, the City of Reno, is hereby authorized and given legal authority to permit, permit or otherwise the applicant against the City of Reno being true and correct. I understand that the applicant is responsible for the accuracy of the information provided in this permit application and for the accuracy of the information provided in this permit application. I understand that the applicant is responsible for the accuracy of the information provided in this permit application. I understand that the applicant is responsible for the accuracy of the information provided in this permit application.


Building Permit Commission or its authorized agent

**ALL INSPECTIONS MUST
BE COMPLETED**

1407 SILVERADA BLVD UNIT BLD # 10T

Permit Number: 201243003

Inspector Record

POST THIS PERMIT IN A
CONSPICUOUS PLACE

MIRROD Systems

Date

Permit Application Received
City of Reno Building Permit

Inspector/Inspector
BY: Edward Frenk

GENERAL NOTES:

It is intended to use the permit with the job for use of the building department.

For inspection items on the Building Code application permit see 2012 124-2000 and 2012 124-2000. Contractors may use 2012 124-2000 application forms or 2012 124-2000 application forms. All applications received by the Building Department will be processed in the order received. Applications may be set back 30 days if the permit application is not received. On the day of the application you may call the Building Department at 775-335-2000 for more information.

The Building Department

After the Fee Department inspection has completed the Fee Department will increase the permit number provided by the Building Department. The Building Department will provide the permit number.

Please refer to the Fee Department contact page on the back of the permit for additional information and regulations.

NOTICE

The Permit shall be a minimum of 12" x 18" and shall be posted in a conspicuous place that is on the job site at all times. The permit number shall be posted in a conspicuous place. Plans are required to be provided to the Building Department before construction is started. The Building Department will require a copy of all plans and specifications. Only changes to the approved plans can be submitted in writing for approval. Permits are issued on a "first-come, first-served" basis. The Building Department will not be responsible for any delay or damage to the project.

Contractors are responsible for fees on plans and permits of building codes and ordinances to 2012 124-2000 by the City of Reno. Permit application forms are not to be completed.

PERMIT EXPIRATION

In accordance with the B.C., this permit shall expire if work is not commenced within 180 days from the date that the permit is issued. A suspension or amendment at any time after the work is commenced for a period of 180 days.

Online Inspection Scheduling now available on the City of Reno's website www.reno.gov - Online Services Menu - Community Development Permits - Online Permitting - Contractors may create an account and schedule inspections of their projects.

**BUILDING PERMIT APPLICATION**

City of Reno
 Community Development Department
 430 Sierrita Street - P.O. Box 1900, Reno, NV 89506
 (775) 334-2063 - www.reno.gov
 Fax (775) 334-2043

COMMERCIAL

Case No.:

Rec'd by: _____

Handwritten: 1400 BLD 12-03033

Parcel Number 008-673-04 Address: 1400 Silverada Blvd, Reno, Nevada 89512

Description of Work:

INSTALL (1) NEW 4-BULB VANITY LIGHT FIXTURES IN (8) APARTMENT BATHROOMS LISTED BELOW BY UNIT NUMBER FOR BUILDING #1 PER THE SITE MAP SUBMITTED WITH THIS APPLICATION.

BUILDING #1 - APARTMENT UNITS UNDER THIS PERMIT TO INCLUDE THE FOLLOWING:

UNIT #1402, UNIT #1404, UNIT #1406, UNIT #1408, UNIT #1410, UNIT #1412, UNIT #1414 & UNIT #1416

Business/Tenant Information:

Tenant Name: Silverada Manor Phone No. 775-331-5138
 Description of Business: Apartment complex Hours of Operation: 9am to 5pm
 Address: 1400 Silverada Blvd, Reno, Nevada 89512 Email: _____
 Property Owners Name: Reno Housing Authority Phone No.: 775-320-3698 ext. 208
 Corporate Office Address: 1525 East Walk Street, Reno Nevada Fax No.: 775-746-3978
 First tenant Change of Use

Contractor Information:

General Contractor: GuiDenby Inc. Contact Name: Robb Wong
 Address: 855 S. Center Street, Reno, Nevada 89501
 Phone No.: 775-324-3416 Fax No.: 775-324-3239
 Nevada License No.: 8062260A City License No.: 119674
 Plumbing Contractor: N/A Phone No.: 775-359-8822
 Nevada License No.: _____ City License No.: _____
 Mechanical Contractor: N/A Phone No.: _____
 Nevada License No.: _____ City License No.: _____
 Electrical Contractor: Highborn Energy Services Phone No.: 775-747-2480
 Nevada License No.: 55244A City License No.: _____

Design Professional Information:

Architect's Name: N/A Phone No.: _____
 E-Mail Address: _____
 Engineer's Name: N/A Phone No.: _____
 E-mail Address: _____

Handwritten: JAN 17 2012
 CITY OF RENO
 PERMIT PLACE

PERSON TO CONTACT REGARDING THIS PROJECT

Name and Company: LANNE WALKER - GUIDENBY Phone No.: 775-324-3616
 E-Mail Address: lannewalker@guidenby.com Fax No.: 775-324-3239

Project Information:Valuation \$ 2,976 Zoning MULT Lot: _____No. of Stories 1 No. of Units 8Building Height 14'-0" Project Sq Footage 64Planning Case No.: N/A Mass Grading Permit No.: N/ASite Improvement Permit No.: N/A Demolition Permit No.: N/ARetaining Wall Permit No.: N/A Fire Demo Permit No.: N/AAffordable Housing? Yes No Fire Sprinkler System Existing? Yes No Will be added for this project on separate submittal Fire Alarm System Existing? Yes No Will be added for this project on separate submittal Septic Tank? Yes No Grease or Sand/Oil Interceptor? Existing New Not Applicable **Building Code Information:**Edition of Code: 2005 Building Code Used: International Building CodeType of Construction: V-B Occupancy Use: Apartment Occupancy Group: R-2 Sq ft _____

Type of Construction: _____ Occupancy Use: _____ Occupancy Group: _____ Sq ft _____

Type of Construction: _____ Occupancy Use: _____ Occupancy Group: _____ Sq ft _____

Comments:

Received

Applicant (print): JOSH VALEZ (sign): 



**City of Reno
Building Permit**

*Total Fees Due: \$271.00

Permit Number: BLD12-03006

Total VMT:

Address: 1300 CARVILLE DR. #101 BLD 10

Owner Information

HUGHES AUTHORITY (CITY OF RENO)
475 E 9TH ST
RENO, NV 89502

Job Type: Building/Commercial/Electrical/MIA

Parcel No: 005-075-014 Valuation: \$ 3,720,000
Zoning: MFC-3J Occupancy:
Type: Group:
Dwelling (Units): 0 Fire Sprinkles:
Height: Fire Alarm:
Area(Sq Ft): Stairs:
Subdivision:
LO#

Project Information

City/County/Market:
4325 E 9TH ST
RENO, NV 89502

Builder / General Contractor

DAVID HAY INC
655 S CENTER ST
RENO, NV 89501
775-324-6616
NV Lic: 00522406

Description of Work to Be Done

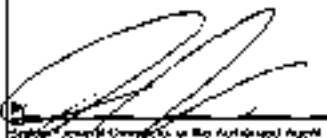
ELECTRICAL UPGRADE
RE-TRAIL WITH A SUBSTANTIALLY NEW 175 AMP RUPC IN EXISTING
PENTHOUSE UNIT'S 8300 1310, 1320 1330, 1340 1435 2437
2438, 2441, 3, 2445 PLANS SCANNED IN BLD12-03006

Subcontractors

HUGHES INDUSTRIES INC DBA
1885 S ARLINGTON AVE
RENO, NV 89505
(775) 451-9532
NV Lic: 00522106

The undersigned hereby agrees to defend, indemnify and hold harmless the City of Reno, its agents, employees and agents from and against all reasonable claims or damages that are presented against the City of Reno arising from the undersigned's construction services performed pursuant to the provisions of the permit including but not limited to the undersigned's failure to perform in accordance with the permit's terms and conditions and to defend the City of Reno's agents or employees from and against all such claims or damages.

The undersigned agrees to comply with all applicable laws, ordinances, codes, rules, regulations and other provisions authorized by the permit or any permits or laws, codes, rules, regulations, codes or ordinances that are adopted, amended, revised, replaced, repealed or otherwise changed after the date of the undersigned's agreement with the permit, and to defend the City of Reno from and against all claims or damages that are presented against the City of Reno arising from the undersigned's failure to comply with the permit's terms and conditions and to defend the City of Reno's agents or employees from and against all such claims or damages.

By:  Date: 5/11/12
City Engineer/Inspector in Charge for the Undersigned Project

Building Permit

This permit is hereby granted to the applicant in accordance with the applicable provisions of the Building Code of the City of Reno.

APPROVED


Building and Safety Director BUILDING DIV

PAID

MAR 8 9 2012

CITY OF RENO
PERMIT PLACE

**ALL INSPECTIONS MUST
BE COMPLETED**

**BUILDING PERMIT APPLICATION****COMMERCIAL**

City of Reno
 Community Development Department
 450 Sycamore Street - P.O. Box 1900, Reno, NV 89505
 (775) 334-2089 - www.reno.gov
 Fax (775) 334-2043

31012-03006

Case No. _____

Rec'd By: _____

1300 CARVILLE DR.

Parcel Number: 008-073-04 Address: 1400 Silverado Blvd, Reno, Nevada 89512

Description of Work:

INSTALL (10) NEW 4-BULB VANTY LIGHT FIXTURES IN (E) APARTMENT BATHROOMS LISTED BELOW BY UNIT NUMBER FOR BUILDING #16 PER THE SITE MAP SUBMITTED WITH THIS APPLICATION.

BUILDING #16 - APARTMENT UNITS UNDER THIS PERMIT TO INCLUDE THE FOLLOWING:

UNIT #1208, UNIT #1210, UNIT #1212, UNIT #1228, UNIT #1230, UNIT #2426, UNIT #2427, UNIT #2428, UNIT #2427 & UNIT #2429

Business/Tenant Information:

Tenant Name: Silverado Manor Phone No.: 775-331-5138
 Description of Business: Apartment complex Hours of Operation: 9am to 5pm
 Address: 1400 Silverado Blvd, Reno, Nevada 89512 Email: _____
 Property Owners Name: Reno Housing Authority Phone No.: 775-328-3630 ext. 209
 Corporate Office Address: 326 East Wash Street, Reno Nevada Fax No.: 775-746-3875
 First tenant Change of use

Contractor Information:

General Contractor: Guidenby Inc. Contact Name: Robb Wong
 Address: 835 S. Center Street, Reno, Nevada 88501
 Phone No.: 775-324-6616 Fax No.: 775-324-3239
 Nevada License No.: 0852260A City License No.: 115874
 Plumbing Contractor: N/A Phone No.: 775-399-8872
 Nevada License No.: _____ City License No.: _____
 Mechanical Contractor: N/A Phone No.: _____
 Nevada License No.: _____ City License No.: _____
 Electrical Contractor: Highway Energy Services Phone No.: 775-747-2408
 Nevada License No.: 53244A City License No.: _____

Design Professional Information:

Architect's Name: N/A Phone No.: _____
 E-Mail Address: _____
 Engineer's Name: N/A Phone No.: _____
 E-mail Address: _____

PERSON TO CONTACT REGARDING THIS PROJECT

Name and Company: Lanette Walker - Guidenby Inc. Phone No.: 775-324-6616
 E-Mail Address: lannewalkers@guidenby.com Fax No.: 775-324-3239

Project Information:Valuation: \$ 3,720 Zoning: MULT Lot: _____No. of Stories: 1 No. of Units: 10Building Height: 14'0" Project Sq. Footage: 84Planning Case No.: N/A Mass Grading Permit No.: N/ASite Improvement Permit No.: N/A Demolition Permit No.: N/ARetaining Wall Permit No.: N/A Fire Demo Permit No.: N/AAffordable Housing? Yes No Fire Sprinkler System Existing? Yes No Will be added for this project on separate submittal Fire Alarm System Existing? Yes No Will be added for this project on separate submittal Septic Tank? Yes No Grease or Sand/Oil Interceptor? Existing New Not Applicable **Building Code Information:**Edition of Code: 2008 Building Code Used: International Building CodeType of Construction: Y-B Occupancy Use: Apartment Occupancy Group: R-2 Sq Ft: _____

Type of Construction: _____ Occupancy Use: _____ Occupancy Group: _____ Sq Ft: _____

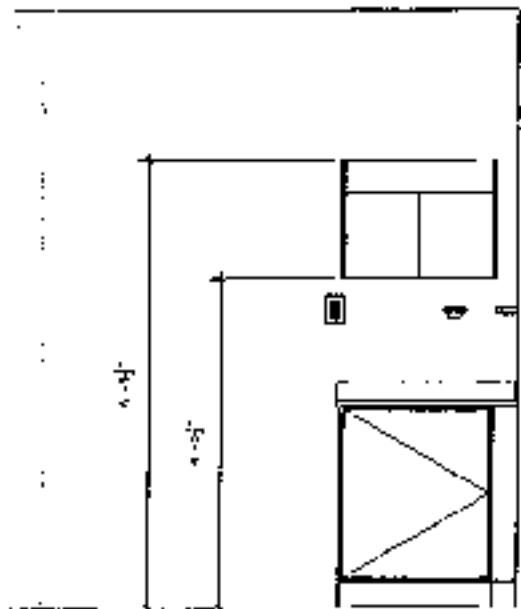
Type of Construction: _____ Occupancy Use: _____ Occupancy Group: _____ Sq Ft: _____

Comments:

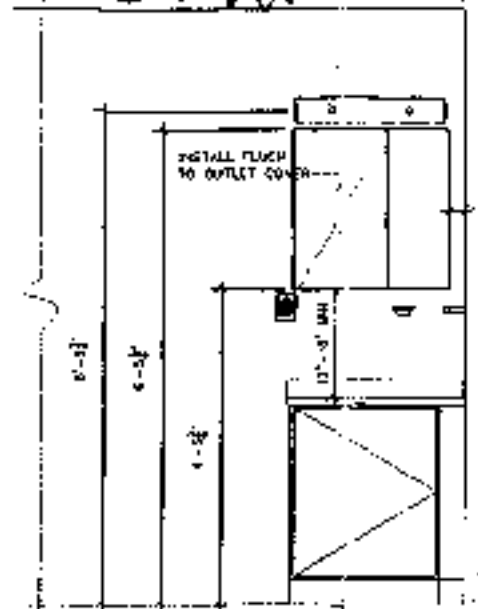
Revised 09/2010

Applicant (print): JOSH VACE (sign): 

BLD 2-03006



EXISTING CONFIGURATION



NEW CONFIGURATION

MEDICINE CABINET REPLACEMENT



PROJECT NAME
SILVERADA MANOR
 1400 SILVERADA BLVD

UTILITY MAP

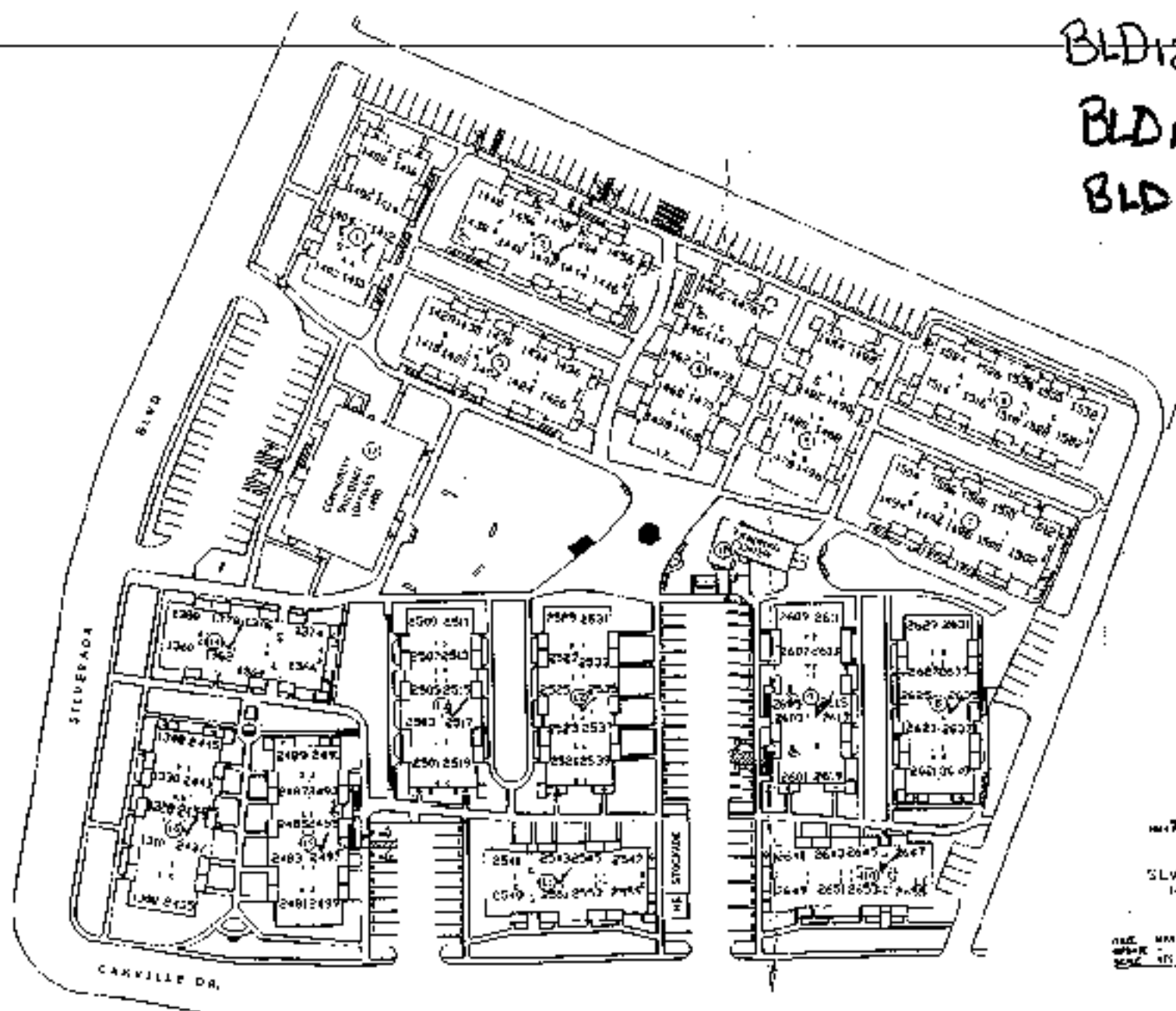
DATE: OCTOBER 2011
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

SCALE

BLD12-03006 ETAL

BLD12-03018 thru 03024

BLD12-03025 thru 03031



RECEIVED
JAN 7 1992
CITY OF DENVER
PLANNING DEPT.

PROJECT NAME
SILVERADA MANOR
1400 SILVERADA BLVD.
VENETA, CO
DATE: MAY 2008
SCALE: 1/8" = 1'-0"

Rent Roll Report

For Monthly Rent Run: 05/01/2022

Development: Silverada Manor

Development ID: NV001000103P-103

Unit ID	Resident Name	Excl from		Address	Bdr.	Security Deposit	Current Rent	Next Month Rent	Lease Exp.
		Late Fee	Suite						
103251	Warren, Michael D	No		1300 Silverada Blvd , Reno, 89512	2	\$300.00	\$46.00	46.00	
103252	Jacobe, Edward L	No		2435 Carville Dr , Reno, 89512	2	\$100.00	\$230.00	230.00	
103253	Daniels, Ralph T	No		2437 Carville Dr , Reno, 89512	1	\$200.00	\$304.00	304.00	
103254	Zhou, Da	No		1310 Silverada Blvd , Reno, 89512	1	\$200.00	\$211.00	211.00	
103255	King, Sharon A	No		1320 Silverada Blvd , Reno, 89512	1	\$300.00	\$268.00	268.00	11/29/2019
103256	Covarrubias, Illene L	No		2439 Carville Dr , Reno, 89512	1	\$300.00	\$349.00	349.00	03/28/2021
103257	Smilanick, Christina Leilla	No		2441 Carville Dr , Reno, 89512	0	\$400.00	\$295.00	295.00	07/27/2016
103258	Jaffe-Johnson, Sharon A	No		1330 Silverada Blvd , Reno, 89512	0	\$200.00	\$314.00	314.00	
103259	Ruckwardt, Daniela J	No		1340 Silverada Blvd , Reno, 89512	2	\$300.00	\$475.00	475.00	06/16/2019
103260	Brown, Susan C	No		2445 Carville Dr , Reno, 89512	2	\$300.00	\$210.00	210.00	09/30/2021
103261	Ghanavati, Ezy H	No		2489 Carville Dr , Reno, 89512	2	\$300.00	\$234.00	234.00	
103262	Coleman, Joanne M	No		2491 Carville Dr , Reno, 89512	2	\$300.00	\$185.00	185.00	04/30/2018
103263	Bakker, Shawn E	No		2493 Carville Dr , Reno, 89512	0	\$300.00	\$276.00	276.00	06/05/2021
103264	King, David B	No		2487 Carville Dr , Reno, 89512	0	\$400.00	\$541.00	541.00	05/17/2017
103265	Mckinley, Carole S	No		2485 Carville Dr , Reno, 89512	1	\$300.00	\$217.00	217.00	
103266	Joseph, Lawrence A	No		2495 Carville Dr , Reno, 89512	1	\$200.00	\$269.00	269.00	
103267	Smith, Louise T	No		2497 Carville Dr , Reno, 89512	1	\$300.00	\$253.00	253.00	
103268	Perry, Lieutenant W	No		2483 Carville Dr , Reno, 89512	1	\$300.00	\$664.00	664.00	02/28/2022
103269	Golden, Jasper A	No		2481 Carville Dr , Reno, 89512	2	\$200.00	\$475.00	475.00	
103270	Wong, Sam Moon Tok T	No		2499 Carville Dr , Reno, 89512	2	\$200.00	\$380.00	380.00	
103271	Hortiz, Mauricio	No		2541 Carville Dr , Reno, 89512	2	\$200.00	\$198.00	198.00	
103272	Sanchez-Reyna, Guadalupe	No		2549 Carville Dr , Reno, 89512	2	\$300.00	\$91.00	91.00	11/30/2021
103273	Wallace, Michael B	No		2551 Carville Dr , Reno, 89512	1	\$300.00	\$300.00	300.00	10/18/2017
103274	Lenz, Thomas W	No		2543 Carville Dr , Reno, 89512	1	\$300.00	\$274.00	274.00	
103275	Asaro, Paul J	No		2545 Carville Dr , Reno, 89512	1	\$300.00	\$262.00	262.00	12/31/2017
103276	Barnes, Brenda R	No		2553 Carville Dr , Reno, 89512	1	\$200.00	\$512.00	565.00	
103277	Nickelson, William J	No		2555 Carville Dr , Reno, 89512	2	\$200.00	\$852.00	852.00	
103278	Meade, Timothy P	No		2547 Carville Dr , Reno, 89512	2	\$0.00	\$852.00	852.00	04/30/2022
103279	Felipe, Sarah Bella M	No		2641 Carville Dr , Reno, 89512	2	\$300.00	\$229.00	229.00	10/31/2021
103280	Boldt, Alan M	No		2649 Carville Dr , Reno, 89512	2	\$200.00	\$286.00	286.00	
103281	Simpson, Marlene B	No		2651 Carville Dr , Reno, 89512	1	\$200.00	\$513.00	513.00	
103282	Bradford, Alisha A	No		2643 Carville Dr , Reno, 89512	1	\$300.00	\$383.00	383.00	08/31/2021

Rent Roll Report

103283	Judge, Virginia L	No	2645 Carville Dr , Reno, 89512	1	\$400.00	\$248.00	248.00 07/31/2018
103284	Smith Jr, Ran E	No	2653 Carville Dr , Reno, 89512	1	\$300.00	\$468.00	468.00
103285	Fujii, John	No	2655 Carville Dr , Reno, 89512	2	\$300.00	\$0.00	0.00
103286	Oliver, Gary L	No	2647 Carville Dr , Reno, 89512	2	\$400.00	\$379.00	379.00 06/19/2020
103287	Woodhouse, Phyllis M	No	2639 Carville Dr , Reno, 89512	2	\$300.00	\$323.00	323.00 11/01/2015
103288	Cofer, Calvin L	No	2621 Carville Dr , Reno, 89512	2	\$200.00	\$527.00	527.00
103289	Wade, Betty L	No	2623 Carville Dr , Reno, 89512	0	\$300.00	\$292.00	292.00
103290	Wilkin, Martha A	No	2637 Carville Dr , Reno, 89512	0	\$300.00	\$306.00	306.00 03/15/2020
103291	Fellows, Barbara A	No	2635 Carville Dr , Reno, 89512	1	\$300.00	\$217.00	217.00 09/19/2015
103292	Olson, Roland R	No	2625 Carville Dr , Reno, 89512	1	\$200.00	\$216.00	238.00
103293	Canepa, Victor J	No	2627 Carville Dr , Reno, 89512	1	\$300.00	\$151.00	151.00 01/31/2020
103294	Hoang, Tac C	No	2633 Carville Dr , Reno, 89512	1	\$300.00	\$445.00	445.00
103295	Rushing, Gladys M	No	2631 Carville Dr , Reno, 89512	2	\$200.00	\$392.00	392.00
103296	Dixon, Lotus T	No	2629 Carville Dr , Reno, 89512	2	\$300.00	\$223.00	223.00 08/31/2021
103297	Villarruel Rivas, Jose D	No	2611 Carville Dr , Reno, 89512	2	\$400.00	\$597.00	597.00
103298	Remer, Alexis E	No	2609 Carville Dr , Reno, 89512	2	\$300.00	\$199.00	199.00 09/24/2020
103299	Anderson, Gladys M	No	2607 Carville Dr , Reno, 89512	0	\$400.00	\$202.00	222.00 07/06/2018
103300	Comer, Sierra D	No	2613 Carville Dr , Reno, 89512	0	\$300.00	\$270.00	270.00 08/07/2020
103301	Vacant as of 05/01/2022		2615 Carville Dr , Reno, 89512	1	\$0.00	\$0.00	0.00
103302	Lacroix, Anita B	No	2605 Carville Dr , Reno, 89512	1	\$300.00	\$281.00	281.00 01/31/2022
103303	Mella, Nida D	No	2603 Carville Dr , Reno, 89512	1	\$200.00	\$211.00	211.00
103304	Jackson, William A	No	2617 Carville Dr , Reno, 89512	1	\$300.00	\$388.00	388.00
103305	Olano, Eduardo	No	2619 Carville Dr , Reno, 89512	2	\$200.00	\$423.00	423.00
103306	Ferguson, Barbara A	No	2601 Carville Dr , Reno, 89512	2	\$400.00	\$313.00	313.00
103307	La Fevere, Judith K	No	2539 Carville Dr , Reno, 89512	2	\$300.00	\$256.00	256.00
103308	Flores, Pagita A	No	2521 Carville Dr , Reno, 89512	2	\$200.00	\$209.00	230.00
103309	de Ceja, Maria Chavez	No	2523 Carville Dr , Reno, 89512	0	\$300.00	\$213.00	234.00 07/23/2016
103310	Gerig, Russell W	No	2537 Carville Dr , Reno, 89512	0	\$300.00	\$247.00	247.00 02/28/2022
103311	Bingham, Janet L	No	2535 Carville Dr , Reno, 89512	1	\$300.00	\$217.00	217.00 04/30/2022
103312	Kam, Henry K	No	2525 Carville Dr , Reno, 89512	1	\$300.00	\$276.00	276.00 03/08/2020
103313	Ramirez, Antonia	No	2527 Carville Dr , Reno, 89512	1	\$300.00	\$50.00	105.00 12/01/2015
103314	Harvey, William F	No	2533 Carville Dr , Reno, 89512	1	\$300.00	\$383.00	383.00 05/10/2018
103315	Lagomarsino, Shelly L	No	2531 Carville Dr , Reno, 89512	2	\$500.00	\$189.00	189.00
103316	Dutra, Robert A	No	2529 Carville Dr , Reno, 89512	2	\$300.00	\$655.00	655.00 11/30/2021
103317	Trinidad, Teresita E	No	2511 Carville Dr , Reno, 89512	2	\$200.00	\$325.00	325.00
103318	Barsi, Endre J	No	2509 Carville Dr , Reno, 89512	2	\$300.00	\$306.00	306.00 01/20/2017
103319	Wilcox, Steven W	No	2507 Carville Dr , Reno, 89512	0	\$300.00	\$206.00	206.00 11/15/2017
103320	Slater, Tessa A	No	2513 Carville Dr , Reno, 89512	0	\$300.00	\$66.00	82.00 07/04/2020
103321	Uribe-Acordagoitia, Beatriz	No	2515 Carville Dr , Reno, 89512	1	\$200.00	\$70.00	70.00
103322	Long, Anita L	No	2505 Carville Dr , Reno, 89512	1	\$300.00	\$215.00	215.00 01/18/2020

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103323	Mills, Garry G	No	2503 Carville Dr , Reno, 89512	1	\$300.00	\$261.00	261.00
103324	Stanley, Alice P	No	2517 Carville Dr , Reno, 89512	1	\$200.00	\$200.00	200.00
103325	Kelsey, Richard S	No	2519 Carville Dr , Reno, 89512	2	\$400.00	\$667.00	667.00 05/05/2021
103326	Fleming, Mildred R	No	2501 Carville Dr , Reno, 89512	2	\$200.00	\$359.00	359.00
103327	Truong, Luong T	No	1374 Silverada Blvd , Reno, 89512	2	\$300.00	\$250.00	250.00 12/27/2016
103328	Lopez Angulo, Jose R	No	1366 Silverada Blvd , Reno, 89512	2	\$300.00	\$318.00	318.00
103329	Ligouri, Aurora G	No	1364 Silverada Blvd , Reno, 89512	1	\$300.00	\$213.00	213.00 01/21/2016
103330	Klink, Denna N	No	1376 Silverada Blvd , Reno, 89512	1	\$300.00	\$285.00	285.00 03/31/2022
103331	Brais, Paul E	No	1378 Silverada Blvd , Reno, 89512	1	\$300.00	\$353.00	353.00 06/15/2017
103332	Teixeira, Helen L	No	1362 Silverada Blvd , Reno, 89512	1	\$300.00	\$664.00	664.00 02/14/2020
103333	Lingad Jr, Pedro M	No	1360 Silverada Blvd , Reno, 89512	2	\$300.00	\$228.00	228.00
103334	Duarte, Angela M	No	1380 Silverada Blvd , Reno, 89512	2	\$400.00	\$295.00	295.00 11/04/2018
103335	Lewis, Sandra L	No	1426 Silverada Blvd , Reno, 89512	2	\$200.00	\$203.00	203.00
103336	Leyva, Irene B	No	1436 Silverada Blvd , Reno, 89512	2	\$200.00	\$348.00	348.00
103337	Houston, Melonie L	No	1434 Silverada Blvd , Reno, 89512	1	\$300.00	\$287.00	287.00 12/01/2018
103338	Graham, Dwight S	No	1424 Silverada Blvd , Reno, 89512	1	\$300.00	\$280.00	280.00 02/28/2018
103339	Wilkinson, Trinh T	No	1422 Silverada Blvd , Reno, 89512	1	\$200.00	\$394.00	394.00
103340	Dawson, Daniel M	No	1432 Silverada Blvd , Reno, 89512	1	\$400.00	\$312.00	312.00 04/14/2016
103341	Miles, Donald R	No	1430 Silverada Blvd , Reno, 89512	0	\$300.00	\$214.00	214.00 05/01/2021
103342	Cassell, Andrew O	No	1420 Silverada Blvd , Reno, 89512	0	\$300.00	\$267.00	248.00
103343	Morrison, Robert M	No	1418 Silverada Blvd , Reno, 89512	2	\$400.00	\$205.00	205.00 11/06/2020
103344	Vacant as of 05/01/2022		1428 Silverada Blvd , Reno, 89512	2	\$0.00	\$0.00	0.00
103345	Benitez, Irineo A	No	1410 Silverada Blvd , Reno, 89512	2	\$200.00	\$207.00	207.00
103346	Analora, John L	No	1402 Silverada Blvd , Reno, 89512	2	\$300.00	\$570.00	570.00
103347	Habacon, Lucita B	No	1404 Silverada Blvd , Reno, 89512	1	\$300.00	\$625.00	625.00 04/22/2021
103348	Hutchinson, Linda L	No	1412 Silverada Blvd , Reno, 89512	1	\$300.00	\$223.00	223.00
103349	Ong, Dominga	No	1414 Silverada Blvd , Reno, 89512	1	\$300.00	\$230.00	230.00 02/19/2021
103350	Barkley, Robert L	No	1406 Silverada Blvd , Reno, 89512	1	\$300.00	\$405.00	405.00 04/05/2019
103351	Keller, Richard D	No	1408 Silverada Blvd , Reno, 89512	2	\$200.00	\$459.00	459.00
103352	Mitchell-Kopplin, Jennifer L	No	1416 Silverada Blvd , Reno, 89512	2	\$300.00	\$394.00	394.00
103353	Vacant as of 05/01/2022		1438 Silverada Blvd , Reno, 89512	2	\$0.00	\$0.00	0.00
103354	Castaneda, Rosalina F	No	1448 Silverada Blvd , Reno, 89512	2	\$300.00	\$710.00	710.00
103355	Vicente, Consolacion D	No	1450 Silverada Blvd , Reno, 89512	1	\$200.00	\$236.00	236.00
103356	Demangate, Denise	No	1440 Silverada Blvd , Reno, 89512	1	\$300.00	\$230.00	254.00
103357	Sawyer, Joy V	No	1442 Silverada Blvd , Reno, 89512	1	\$200.00	\$239.00	239.00
103358	Horton, William L	No	1452 Silverada Blvd , Reno, 89512	1	\$300.00	\$259.00	259.00
103359	Brown, Jerry L	No	1454 Silverada Blvd , Reno, 89512	0	\$300.00	\$217.00	217.00 04/30/2022
103360	Wolfe, David S	No	1444 Silverada Blvd , Reno, 89512	0	\$300.00	\$335.00	335.00 02/19/2021
103361	Soriano, Federico D	No	1446 Silverada Blvd , Reno, 89512	2	\$300.00	\$330.00	330.00 11/21/2015
103362	Calpo, Luzviminda M	No	1456 Silverada Blvd , Reno, 89512	2	\$300.00	\$213.00	213.00

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103363	Pelayo, Marilyn P	No	1466 Silverada Blvd , Reno, 89512	2	\$300.00	\$852.00	852.00 11/25/2016
103364	Salazar, Rafael	No	1476 Silverada Blvd , Reno, 89512	2	\$200.00	\$449.00	449.00
103365	Pikul, Morgan J	No	1474 Silverada Blvd , Reno, 89512	1	\$300.00	\$273.00	273.00 05/09/2017
103366	Ward Ii, William B	No	1464 Silverada Blvd , Reno, 89512	1	\$200.00	\$283.00	283.00
103367	Leach, Joan C	No	1462 Silverada Blvd , Reno, 89512	1	\$200.00	\$214.00	214.00
103368	Della Bosca, Stephen	No	1472 Silverada Blvd , Reno, 89512	1	\$200.00	\$664.00	664.00
103369	Lacasse, Leopold I	No	1470 Silverada Blvd , Reno, 89512	0	\$300.00	\$277.00	277.00
103370	Ruiz, Kimberly D	No	1460 Silverada Blvd , Reno, 89512	0	\$300.00	\$182.00	201.00
103371	Acosta Saenz, Juan	No	1458 Silverada Blvd , Reno, 89512	2	\$200.00	\$336.00	336.00
103372	Strawn, Thomas J	No	1468 Silverada Blvd , Reno, 89512	2	\$500.00	\$535.00	535.00
103373	Parnell, Tammy G	No	1478 Silverada Blvd , Reno, 89512	2	\$300.00	\$220.00	220.00 06/04/2020
103374	Melville, Jorge E	No	1486 Silverada Blvd , Reno, 89512	2	\$300.00	\$184.00	184.00 11/19/2018
103375	Garlock, Verne E	No	1488 Silverada Blvd , Reno, 89512	1	\$300.00	\$329.00	329.00 05/10/2018
103376	Hibbert, Bruce P	No	1480 Silverada Blvd , Reno, 89512	1	\$200.00	\$216.00	216.00 01/31/2022
103377	Wiltshire, Lyn	No	1482 Silverada Blvd , Reno, 89512	1	\$400.00	\$268.00	268.00 03/13/2021
103378	Seidel, Tina M	No	1490 Silverada Blvd , Reno, 89512	1	\$300.00	\$206.00	206.00 10/31/2020
103379	Chavez-Lua, Baltazar	No	1492 Silverada Blvd , Reno, 89512	2	\$300.00	\$250.00	250.00 10/15/2016
103380	Schreier, Carrie A	No	1484 Silverada Blvd , Reno, 89512	2	\$300.00	\$338.00	357.00 07/11/2020
103381	Howard, Carmen	No	1524 Silverada Blvd , Reno, 89512	2	\$200.00	\$384.00	384.00
103382	Parker, Sandra A	No	1514 Silverada Blvd , Reno, 89512	2	\$200.00	\$230.00	230.00
103383	Butts, Preston R	No	1516 Silverada Blvd , Reno, 89512	1	\$500.00	\$196.00	217.00 06/30/2018
103384	Smith, Ronald L	No	1526 Silverada Blvd , Reno, 89512	1	\$300.00	\$233.00	233.00
103385	Price, Melba	No	1528 Silverada Blvd , Reno, 89512	1	\$300.00	\$325.00	325.00
103386	Heath, Kathleen A	No	1518 Silverada Blvd , Reno, 89512	1	\$200.00	\$269.00	269.00 07/07/2018
103387	Lafrase, David B	No	1520 Silverada Blvd , Reno, 89512	0	\$300.00	\$310.00	310.00 11/14/2016
103388	Anderson, John P	No	1530 Silverada Blvd , Reno, 89512	0	\$400.00	\$536.00	536.00 03/31/2022
103389	Phillippe, Cynthia V	No	1532 Silverada Blvd , Reno, 89512	2	\$200.00	\$264.00	264.00
103390	Brown, Patricia A	No	1522 Silverada Blvd , Reno, 89512	2	\$200.00	\$244.00	244.00
103391	Fuller, Diana M	No	1512 Silverada Blvd , Reno, 89512	2	\$200.00	\$303.00	322.00
103392	Chipperfield, Kenneth	No	1502 Silverada Blvd , Reno, 89512	2	\$400.00	\$427.00	427.00 05/27/2017
103393	Murphy, Nannette M	No	1500 Silverada Blvd , Reno, 89512	1	\$300.00	\$519.00	664.00
103394	Murphy, Reda L	No	1510 Silverada Blvd , Reno, 89512	1	\$300.00	\$240.00	240.00 02/28/2022
103395	Rhodes, Darleen M	No	1508 Silverada Blvd , Reno, 89512	1	\$300.00	\$349.00	349.00 04/17/2017
103396	Hombrado, Elvira F	No	1498 Silverada Blvd , Reno, 89512	1	\$300.00	\$342.00	342.00 06/21/2021
103397	McMackin, Evelyn E	No	1496 Silverada Blvd , Reno, 89512	0	\$300.00	\$297.00	297.00 12/29/2018
103398	Thiele, Wayne D	No	1506 Silverada Blvd , Reno, 89512	0	\$300.00	\$243.00	264.00 07/31/2018
103399	Vacant as of 05/01/2022		1504 Silverada Blvd , Reno, 89512	2	\$0.00	\$0.00	0.00
103400	Pope, Judith M	No	1494 Silverada Blvd , Reno, 89512	2	\$300.00	\$198.00	723.00 02/01/2019

Total By Development: Silverada Manor

\$41,300.00

\$46,372.00

\$47,354.00

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Total For All Developments:	<u><u>\$41,300.00</u></u>	<u><u>\$46,372.00</u></u>	<u><u>\$47,354.00</u></u>
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End of Report

Inspection Summary Report (POA) for Inspection #605453

Inspection Snapshot

Inspection ID:	605453	Inspection Time:	12:30 PM - 04:45 PM
Inspection Start Date:	10/30/2017	Inspection End Date:	10/30/2017
Property ID:	NV001000103	Property Type:	Public Housing
Property Name:	SILVERADA MANOR		
Inspection State:	Successful	Score:	99%

Inspection Summary Report (POA) for Inspection #605453

Property Profile:

Property Name: SILVERADA MANOR
Scattered Site? No **Multiple Site?** No
Address Line 1: 1400 SILVERADA Boulevard
Address Line 2:
City: RENO **State:** NV
ZIP: 89512 **Extension:** _____
Phone: (775) 329-3630 **Extension:** 213
Fax: (775) 786-1712 **Email:** tofellow@renoaha.org

Type	Building			Units		
	Expected	Actual	Sampled	Expected	Actual	Sampled
Residential	16	18	16	149	149	23
Common	0	2	2	-	-	-
Total	16	18	18	149	149	23

Occupancy Information		
No. of Occupied Units	Occupancy Rate	Inspect Vacant Units
147	99%	No

Comments: No Bad Bugs Reported

Inspection Summary Report (POA) for Inspection #605453

Participant Profile

Site Manager [Primary Contact | Present During Inspection]

Name (F, MI, L): Tim O'Fallon
Organization: Reno Housing Authority
Address Line 1: 1525 E 9th St
Address Line 2:
City: Reno **State:** NV
ZIP: 89512 **Extension:**
Phone: (775) 329-3630 **Extension:** 213
Fax: (775) 786-1712 **Email:** tofallon@renoha.org

Executive Director [Not Present During Inspection]

Name (F, MI, L): Amy Jones
Organization: Reno Housing Authority
Address Line 1: 1525 E 9th St
Address Line 2:
City: Reno **State:** NV
ZIP: 89512 **Extension:**
Phone: (775) 329-3630 **Extension:** 201
Fax: (775) 786-1712 **Email:** ajones@renoha.org

Management Agent [Present During Inspection]

Name (F, MI, L): Mishon Hurst
Organization: Reno Housing Authority
Address Line 1: 1525 E 9th St
Address Line 2:
City: Reno **State:** NV
ZIP: 89512 **Extension:**
Phone: (775) 329-3630 **Extension:** 231
Fax: (775) 786-1712 **Email:** mhurst@renohousing.org

Other [Not Present During Inspection]

Name (F, MI, L): Maribel Martínez
Organization: Housing Authority of Reno
Address Line 1: 1525 E 9th St
Address Line 2:
City: Reno **State:** NV
ZIP: 89512 **Extension:**
Phone: (775) 329-3630 **Extension:**
Fax: (775) 355-6363 **Email:** mmartinez@renoha.org

Inspection Summary Report (POA) for Inspection #605453

Score Summary

Area	Possible Points	Deductions(Excluding H&S)	Pre H&S Points	H&S Deductions	Final Points
Site	15.72	0.00	15.72	0.00	15.72
Building Exterior	20.29	0.00	20.29	0.00	20.29
Building Systems	17.03	0.00	17.03	0.00	17.03
Common Area	3.38	0.00	3.38	0.00	3.38
Unit	43.59	0.93	42.66	0.69	41.96
Total	100.00	0.93	99.07	0.69	98.38

Score Version: 1

Score Date: 10/30/2017

Final Score: 98b

Inspection Summary Report (POA) for Inspection #605453

Health & Safety Summary

	Site	Buildings	Units	Total
Non-Life Threatening (NLT)				
Actual	0	0	1	1
Projected	0	0	6	6
Life Threatening (LT)				
Actual	0	0	0	0
Projected	0	0	0	0
Smoke Detectors (SD)				
Actual	0	0	0	0
Projected	0	0	0	0
Overall				
Actual	0	0	1	1
Projected	0	0	6	6

Health and Safety Narrative

1 site, 18 buildings and 23 units were inspected.

1 health and safety deficiencies(HSD) were observed.

Percentage Inspected:

Site (PIS): 100%

Building (PIB): 100%

Unit (PIU): 15%

Projected HSD:

Site = (Actual HSDS) / PIS

Building = (Actual HSDB) / PIB

Unit = (Actual HSDU) / PIU

If all buildings and units were inspected, it is projected that a total of 6 health and safety deficiencies would apply to the property.

Inspection Summary Report (POA) for Inspection #605453

Systemic Deficiencies

Type	Area	Item	Deficiency	B/U with defects	Total B/U	%
Ordinary	Site	Hazards	HS - Lead Hazard Report	1	1	100

Note:

B/U - Indicates Building or Unit.

BE - Indicates Building Exterior.

BS - Indicates Building Systems.

CA - Indicates Common Areas.

Capital items are repairs that generally require large cash outlays. (Items such as elevators and fire appliances)

Critical items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers and smoke detectors)

Inspection Summary Report (POA) for Inspection #605453

Building/Unit Summary

Entity	Expected	Actual	# Inspected	# Reported Uninspectable
Building	16	18	18	0
Unit	149	149	23	0

Building 0306 - 1514-1532 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1514-1532 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1520	0 Bedroom	Yes	

Building 0307 - 1494-1512 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1494-1512 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1510	1 Bedroom	Yes	
1494	2 Bedrooms	Yes	

Building 0308 - 2621-2639 CARVILLE DR [Sample , Inspected]

Address Line 1: 2621-2639 CARVILLE DR

Inspection Summary Report (POA) for Inspection #605453

Address Line 2:

City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2626	1 Bedroom	Yes	

Building 0309 - 2601-2619 CARVILLE DR [Sample , Inspected]

Address Line 1: 2601-2619 CARVILLE DR
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2607	0 Bedroom	Yes	
2601	2 Bedrooms	Yes	

Building 0310 - 2641-2655 CARVILLE DR [Sample , Inspected]

Address Line 1: 2641-2655 CARVILLE DR
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	7	7

Comments:

Inspection Summary Report (FOA) for Inspection #605453

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2643	1 Bedroom	Yes	

Building 0311 - 2541-2555 CARVILLE DR [Sample , Inspected]

Address Line 1: 2541-2555 CARVILLE DR
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2555	2 Bedrooms	Yes	

Building 0312 - 2521-2539 CARVILLE DR [Sample , Inspected]

Address Line 1: 2521-2539 CARVILLE DR
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2539	2 Bedrooms	Yes	
2527	1 Bedroom	Yes	

Building 0313 - 2501-2519 CARVILLE DR [Sample , Inspected]

Address Line 1: 2501-2519 CARVILLE DR
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Inspection Summary Report (POA) for Inspection #805453

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2511	2 Bedrooms	Yes	
2517	1 Bedroom	Yes	

Building 0314 - 1360-1374 SILVERADA BLVD [Sample , Inspected] :

Address Line 1: 1360-1374 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1354	1 Bedroom	Yes	

Building 0315 - 2481-2499 CARVILLE DR [Sample , Inspected] :

Address Line 1: 2481-2499 CARVILLE DR
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
2485	1 Bedroom	Yes	

Inspection Summary Report (POA) for Inspection #805453

Building 0316 - 1300-2445 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1300-2445 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1300	2 Bedrooms	Yes	
1330	0 Bedroom	Yes	

Building 0304 - 1402-1416 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1402-1416 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	8	8

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1408	2 Bedrooms	Yes	

Building 0302 - 1438-1456 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1438-1456 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Inspection Summary Report (POA) for Inspection #605453

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1440	1 Bedroom	Yes	

Building 0303 - 1418-1436 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1418-1436 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1424	1 Bedroom	Yes	
1428	2 Bedrooms	Yes	

Building 0304 - 1458-1476 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1458-1476 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension:

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	10	10

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1462	1 Bedroom	Yes	

Building 0305 - 1476-1492 SILVERADA BLVD [Sample , Inspected]

Address Line 1: 1476-1492 SILVERADA BLVD
 Address Line 2:

Inspection Summary Report (POA) for Inspection #605453

City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Row or Townhouse	1967	1	8	6

Comments:

Unit #	# Bedrooms	Occupied?	Uninspected Reason?
1486	2 Bedrooms	Yes	
1484	2 Bedrooms	Yes	

Building NDS-1 - OFFICE [Sample , Inspected]

Address Line 1: 1400 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1967	1	0	0

Comments:

Building NDS-2 - TRAINING CENTER [Sample , Inspected]

Address Line 1: 1400 SILVERADA BLVD
 Address Line 2:
 City: RENO State: NV
 Zip: 89512 Extension: _____

Type	Constructed In	Floors	Expected Unit Count	Actual Unit Count
Non Dwelling Structure	1967	1	0	0

Comments:

Inspection Summary Report (POA) for Inspection #605453

Certificates

Certificate Item	Certificate State
Boilers	Yes - This certificate is provided or is not expired
Elevators	NA - This certificate is not applicable for this property
Fire Alarms	NA - This certificate is not applicable for this property
Lead-Based Paint Disclosure Forms	Yes - This certificate is provided or is not expired
Lead-Based Paint Inspection Reports	Yes - This certificate is provided or is not expired
Sprinkler Systems	NA - This certificate is not applicable for this property

Inspection Summary Report (POA) for Inspection #605453

Score Details

Note: The inspection tables allow for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number in the parenthesis after the Deficiency indicates the number of observations for this inspectable item. For example: 2532 - Sealing (0) (Seal) (0) indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the Deficiency Detail section of this report.

Item	Deficiency	Severity	Points Deducted	Points Received
Site - SILVERADA MANOR - Site(0) [Possible Points : 15.72]				
Non-Health And Safety Deficiencies				
Hazards	HS - Lead Hazard Report	Level 3	0.00	
			0.00	15.72

Building 0307 - 1404-1512 SILVERADA BLVD - Unit 1494 [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged Hardware/Locks (Doors)	Level 1	0.05	
			0.05	1.84

Building 0310 - 2641-2655 CARVILLE DR - Unit 2643 [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.19	
			0.19	1.70

Building 0311 - 2541-2555 CARVILLE DR - Unit 2555 [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
			0.05	1.84

Building 0312 - 2521-2539 CARVILLE DR - Unit 2527 [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Kitchen Items	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen)	Level 2	0.19	
Health And Safety Deficiencies				
Kitchen Items	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT)	Level 3	0.69	
			0.69	1.01

Inspection Summary Report (POA) for Inspection #605453

Item	Deficiency	Severity	Points Deducted	Points Received
Building 0313 - 2501-2519 CARVILLE DR - Unit 2517 [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Bathroom Items	Unit - Plumbing - Clogged Drains (Bathroom)	Level 1	0.39	
			0.39	1.51
Building 0302 - 1438-1456 SILVERADA BLVD - Unit 1440 [Possible Points : 1.89]				
Non-Health And Safety Deficiencies				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.05	
			0.05	1.84

Inspection Summary Report (POA) for Inspection #605453

Deficiency Details

Item	Location/Comments	Deficiency/Severity	Decisions
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Site - SILVERADA MANOR - Site(0)

Non-Health And Safety Deficiencies

Hazards	LEAD BASE PAINT REPORT	HS - Lead Hazard Report - L3	- Lead Hazard Report
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Building 0306 - 1514-1532 SILVERADA BLVD(Sample,Inspected) - Building Exterior

None

Building 0306 - 1514-1532 SILVERADA BLVD(Sample,Inspected) - Building Systems

None

Building 0306 - 1514-1532 SILVERADA BLVD(Sample,Inspected) - Common Areas

None

Building 0306 - 1514-1532 SILVERADA BLVD(Sample,Inspected) - Unit 1520

None

Building 0307 - 1494-1512 SILVERADA BLVD(Sample,Inspected) - Building Exterior

None

Building 0307 - 1494-1512 SILVERADA BLVD(Sample,Inspected) - Building Systems

None

Building 0307 - 1494-1512 SILVERADA BLVD(Sample,Inspected) - Common Areas

None

Building 0307 - 1494-1512 SILVERADA BLVD(Sample,Inspected) - Unit 1494

Non-Health And Safety Deficiencies

Doors	Storage LIV RM	Unit - Damaged Hardware/ Locks (Doors) - L1	<ul style="list-style-type: none"> - All Other Doors (includes closet or other interior doors) - Hardware is damaged or missing - Closet door does not function as it should or cannot be locked.
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Inspection Summary Report (POA) for Inspection #605453

Item	Location/Comments	Deficiency/Severity	Decisions
Building 0307 - 1494-1512 SILVERADA BLVD	[Sample, Inspected] - Unit 1510		None
Building 0308 - 2621-2639 CARVILLE DR	[Sample, Inspected] - Building Exterior		None
Building 0308 - 2621-2639 CARVILLE DR	[Sample, Inspected] - Building Systems		None
Building 0308 - 2621-2639 CARVILLE DR	[Sample, Inspected] - Common Areas		None
Building 0308 - 2621-2639 CARVILLE DR	[Sample, Inspected] - Unit 2625		None
Building 0308 - 2601-2619 CARVILLE DR	[Sample, Inspected] - Building Exterior		None
Building 0309 - 2601-2619 CARVILLE DR	[Sample, Inspected] - Building Systems		None
Building 0309 - 2601-2619 CARVILLE DR	[Sample, Inspected] - Common Areas		None
Building 0309 - 2601-2619 CARVILLE DR	[Sample, Inspected] - Unit 2601		None
Building 0309 - 2601-2619 CARVILLE DR	[Sample, Inspected] - Unit 2607		None
Building 0310 - 2641-2655 CARVILLE DR	[Sample, Inspected] - Building Exterior		None
Building 0310 - 2641-2655 CARVILLE DR	[Sample, Inspected] - Building Systems		None
Building 0310 - 2641-2655 CARVILLE DR	[Sample, Inspected] - Common Areas		None

Inspection Summary Report (POA) for Inspection #605453

Item	Location/Comments	Deficiency/Severity	Decisions
Building 0310 - 2641-2655 CARVILLE DR[Sample,Inspected] - Unit 2643			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0311 - 2541-2555 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0311 - 2541-2555 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0311 - 2541-2555 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0311 - 2541-2555 CARVILLE DR[Sample,Inspected] - Unit 2555			
Non-Health And Safety Deficiencies			
Doors	Living Area HOLE	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	- Screen Door or Storm Door - Screen or storm door is damaged or is missing screens or glass

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Exterior			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Building Systems			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Common Areas			
None			
Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2527			
Non-Health And Safety Deficiencies			
Kitchen Items	Kitchen INOP	Unit - Dishwasher/Garbage Disposal - Inoperable (Kitchen) - L2	- Dishwasher or Garbage Disposal - Garbage disposal does not function

Inspection Summary Report (POA) for Inspection #605453

Item	Location/Comments	Deficiency/Severity	Decisions
Kitchen Items	Kitchen 1 FAK FROM DISPOSAL	Unit - Plumbing - Leaking Faucet/Pipes (Kitchen) (NLT) - L3	- Kitchen Sink - There is a leak - There is a steady leak that cannot be contained by the sink basin

Building 0312 - 2521-2539 CARVILLE DR[Sample,Inspected] - Unit 2539

None

Building 0313 - 2501-2519 CARVILLE DR[Sample,Inspected] - Building Exterior

None

Building 0313 - 2501-2519 CARVILLE DR[Sample,Inspected] - Building Systems

None

Building 0313 - 2501-2519 CARVILLE DR[Sample,Inspected] - Common Areas

None

Building 0313 - 2501-2519 CARVILLE DR[Sample,Inspected] - Unit 2511

None

Building 0313 - 2501-2519 CARVILLE DR[Sample,Inspected] - Unit 2517

Non-Health And Safety Deficiencies

Item	Location/Comments	Deficiency/Severity	Decisions
Bathroom Items	Bathroom SLOW	Unit - Plumbing - Clogged Drains (Bathroom) - L1	- Bathroom Sink - There is a problem with the drainage - The basin will drain, but it is slow

Building 0314 - 1360-1374 SILVERADA BLVD[Sample,Inspected] - Building Exterior

None

Building 0314 - 1360-1374 SILVERADA BLVD[Sample,Inspected] - Building Systems

None

Building 0314 - 1360-1374 SILVERADA BLVD[Sample,Inspected] - Common Areas

None

Building 0314 - 1360-1374 SILVERADA BLVD[Sample,Inspected] - Unit 1364

Inspection Summary Report (POA) for Inspection #605453

Item	Location/Comments	Deficiency/Severity	Disposition
None			
Building 0315 - 2481-2489	CARVILLE DR[Sample,Inspected] - Building Exterior		
None			
Building 0315 - 2481-2489	CARVILLE DR[Sample,Inspected] - Building Systems		
None			
Building 0315 - 2481-2489	CARVILLE DR[Sample,Inspected] - Common Areas		
None			
Building 0315 - 2481-2489	CARVILLE DR[Sample,Inspected] - Unit 2485		
None			
Building 0316 - 1300-2445	SILVERADA BLVD[Sample,Inspected] - Building Exterior		
None			
Building 0316 - 1300-2445	SILVERADA BLVD[Sample,Inspected] - Building Systems		
None			
Building 0316 - 1300-2445	SILVERADA BLVD[Sample,Inspected] - Common Areas		
None			
Building 0316 - 1300-2445	SILVERADA BLVD[Sample,Inspected] - Unit 1300		
None			
Building 0316 - 1300-2445	SILVERADA BLVD[Sample,Inspected] - Unit 1330		
None			
Building 0301 - 1402-1416	SILVERADA BLVD[Sample,Inspected] - Building Exterior		
None			
Building 0301 - 1402-1416	SILVERADA BLVD[Sample,Inspected] - Building Systems		
None			
Building 0301 - 1402-1416	SILVERADA BLVD[Sample,Inspected] - Common Areas		
None			
Building 0301 - 1402-1416	SILVERADA BLVD[Sample,Inspected] - Unit 1408		

Inspection Summary Report (POA) for Inspection #605453

Item	Location/Comments	Deficiency/Severity	Decisions
None			

Building 0302 - 1438-1456 SILVERADA BLVD(Sample,Inspected) - Building Exterior			
None			

Building 0302 - 1438-1456 SILVERADA BLVD(Sample,Inspected) - Building Systems			
None			

Building 0302 - 1438-1456 SILVERADA BLVD(Sample,Inspected) - Common Areas			
None			

Building 0302 - 1438-1456 SILVERADA BLVD(Sample,Inspected) - Unit 1440			
Non-Health And Safety Deficiencies			
Doors	Living Area CLOSURE	Unit - Damaged/Missing Screen/Storm/Security Door (Doors) - L1	<ul style="list-style-type: none"> Screen Door or Storm Door Screen or storm door is damaged or is missing screens or glass

Building 0303 - 1418-1436 SILVERADA BLVD(Sample,Inspected) - Building Exterior			
None			

Building 0303 - 1418-1436 SILVERADA BLVD(Sample,Inspected) - Building Systems			
None			

Building 0303 - 1418-1436 SILVERADA BLVD(Sample,Inspected) - Common Areas			
None			

Building 0303 - 1418-1436 SILVERADA BLVD(Sample,Inspected) - Unit 1424			
None			

Building 0303 - 1418-1436 SILVERADA BLVD(Sample,Inspected) - Unit 1428			
None			

Building 0304 - 1458-1476 SILVERADA BLVD(Sample,Inspected) - Building Exterior			
None			

Building 0304 - 1458-1476 SILVERADA BLVD(Sample,Inspected) - Building Systems			
None			

Inspection Summary Report (POA) for Inspection #605453

Item	Location/Comments	Deficiency/Severity	Decisions
Building 0304 - 1458-1476 SILVERADA BLVD	[Sample,Inspected] - Common Areas		None
Building 0304 - 1458-1476 SILVERADA BLVD	[Sample,Inspected] - Unit 1462		None
Building 0305 - 1478-1492 SILVERADA BLVD	[Sample,Inspected] - Building Exterior		None
Building 0305 - 1478-1492 SILVERADA BLVD	[Sample,Inspected] - Building Systems		None
Building 0305 - 1478-1492 SILVERADA BLVD	[Sample,Inspected] - Common Areas		None
Building 0305 - 1478-1492 SILVERADA BLVD	[Sample,Inspected] - Unit 1484		None
Building 0305 - 1478-1492 SILVERADA BLVD	[Sample,Inspected] - Unit 1486		None
Building NDS-1 - OFFICE	[Sample,Inspected] - Building Exterior		None
Building NDS-1 - OFFICE	[Sample,Inspected] - Building Systems		None
Building NDS-1 - OFFICE	[Sample,Inspected] - Common Areas		None
Building NDS-2 - TRAINING CENTER	[Sample,Inspected] - Building Exterior		None
Building NDS-2 - TRAINING CENTER	[Sample,Inspected] - Building Systems		None
Building NDS-2 - TRAINING CENTER	[Sample,Inspected] - Common Areas		None

Notice: Modifications to the Inspection Summary Report

With the rollout of the new Uniform Physical Condition Standards (UPCS) inspection software (version 4.0), PIH-REAC now has the capability to collect more detailed information about observations made during the inspection of properties. Therefore, the report has been modified to provide this detailed information, and also to make the results of the inspection more clear. The following explains the major changes to the report.

Changes to Score Summary - The section of the report, which summarizes the score, has been modified to better explain how the final score was derived for the property, and the source of lost points. Additionally, score information from the two most recent inspections of the property is provided to allow comparison to this inspection's score.

Addition of scored and non-scored deficiency reports - The section of the report that displays observed deficiencies has been divided into two sections: the Score Report and the Deficiency Report. Non-scored deficiencies refer to multiple deficiencies of the same type observed with the same sub-area, they are reported for informational purposes only and are not scored. Only one deficiency of the same type for the same sub-area is counted for scoring purposes.

Score Report - a detailed account of only the scored deficiencies by sub-area.

Deficiency Report - A detailed account of all deficiencies, both scored and non-scored, by sub-area. In addition, standardized locations and more descriptive information for each deficiency are provided.

To read more about the above, and for additional assistance in understanding the report, you may access the Inspection Summary Report Guide (version 4.0) at <http://www.hud.gov/offices/reac/products/nasainspctingm40.cfm>

APPENDIX G

Property Evaluator Qualifications

Jeb Bonnett – Director of Building Assessments - HUD

Education:

B.B.A - Finance, James Madison University
Principles of Real Estate Program, James Madison University

Training/Licenses/Registrations:

HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City
HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop – Columbus
Virginia Housing Development Authority – Universal Design Training
Fair Housing Act Accessibility Training Course– Phillip Zook
Fair Housing Act Accessibility Training Seminar– Fair Housing Act First
Elevator Training Courses – Sanjay Kamani, QEI, KP Property Advisors LLC
Building Performance Institute – Training Services
Building Specs Training Institute, Building/Design Inspection Courses

Experience:

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

Mr. Bonnett's HUD's industry experience includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.

REPRESENTATIVE EXPERIENCE

Physical Needs Assessments & Property Condition Assessments

Richmond Redevelopment & Housing Authority, Richmond, VA – HUD RAD Physical Condition Assessments (RPCAs) and HUD Green Physical Needs Assessments (GPNA Tool) – Acted as the overall project lead organizing the field and report writing efforts of three different engineering teams and one team of energy auditors. This role required extensive collaboration with RRHA personnel to organize the PIC data, the addresses to be inspected, and the site documents to evaluate. The project efforts simultaneously created HUD compliant RAD and PHA GPNA Tool reports for the entire 4,000 unit RRHA housing portfolio. The simultaneous RAD/GPNA reporting process provided insight into the Immediate Repairs, deferred maintenance issues, and general capital needs for each address at the site. The reporting efforts created an RS MEANS based pricing library for nearly every construction component at the sites. The reports also fulfilled RRHAs mandatory 5-year capital planning requirement for HUD Public Housing, while providing flexibility and documentation for future RAD transactions and Choice Neighborhood Planning Grants applications.

Metropolitan Development & Housing Agency, Nashville, TN – HUD RAD Physical Condition Assessments (RPCAs) and ASHRAE Level Two Energy Audits – Acted as the overall project lead organizing the field and report writing efforts of three different engineering teams and one team of energy auditors. This role required extensive collaboration with MDHA personnel to organize the inspection logistics, the site documents to evaluate, and the presentation and acceptance of the final deliverable. The project efforts created HUD compliant RAD due diligence reporting for the majority of the 5,500 unit MDHA housing portfolio. The HUD RAD reporting assisted MDHAs application in earning the Choice Neighborhood Planning Grant award from HUD and provided MDHA the flexibility to convert its entire housing stock from public housing to Project Based Section 8 housing. The Section 8 housing conversion provided MDHA the financial flexibility to obtain much needed collateral to revitalize the housing assets.

Rockford Housing Authority, Rockford, IL – Data driven Physical Needs Assessments (PNAs) – Acted as the lead software project manager and overall project lead, developing a custom inspection application that was utilized to collect detailed field data from over 310 different residential sites that spanned the city of Rockford, Illinois. My responsibilities included coordinating the development of the field application, testing the application, training the engineering inspectors on use of the application, and inspecting the properties as an additional engineering inspector. Upon completion of the field survey I managed the efforts of the internal development team to create summary findings from the field data that were clear and meaningful to the leadership of the property management firm. The data reports provided insight into the Immediate Repairs, deferred maintenance issues, and general capital needs for each address at the site. The data reports grouped addresses with similar capital needs, which allowed the property management group to simulate different rehabilitation and preservation scenarios.

Prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on thousands of properties located throughout the United States. Representative Projects are listed below:

Facility Name	HUD Program	City	State
Arnold Gardens Apartments	HUD MAP Section 207/223(f)	Suitland	Maryland
Carmel Knoll	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Ingleside Retirement Apartments	HUD MAP Section 207/223(f)	Wilmington	Delaware
Echo Ridge Apartments	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Emerson Village Lakes	HUD MAP Section 207/223(f)	Indianapolis	Indiana
Northpoint Apartments	HUD MAP Section 207/223(f)	Spring Lake	North Carolina
Lake Broadway Townhomes	HUD MAP Section 207/223(f)	Columbia	Missouri
Bradley Royale Health Care Center	HUD LEAN Section 232/223(f)	Bradley	Illinois
Brentwood Place	HUD LEAN Section 232/223(f)	Denison	Texas
Cardinal Hill Healthcare	HUD LEAN Section 232/223(f)	Greenville	Illinois
Community's Hearth & Home	HUD LEAN Section 232/223(f)	Urbana	Ohio
Eden Heights of Olean	HUD LEAN Section 232/223(f)	Olean	New York
Colonial Manor	HUD LEAN Section 232/223(f)	York	Pennsylvania
Atlanta NAPFE Elderly Towers	HUD MAP Section 202/223(f)	Atlanta	Georgia
Casa Miguel Apartments	HUD MAP Section 202/223(f)	Clearwater	Florida
Columbia Hills Retirement Center	HUD MAP Section 202/223(f)	St. Helens	Oregon
Lindenwold Towers	HUD MAP Section 202/223(f)	Lindenwold	New Jersey
La Colonia	HUD MAP Section 202/223(f)	Topeka	Kansas

William David Taylor – National Client Manager - HUD

Training/Licenses/Registrations:

International Code Council Certified Building Inspector
International Code Council Certified Commercial Building Inspector
International Code Council Certified Residential Building Inspector
International Code Council Certified Accessibility Inspector / Plan Examiner
Commonwealth of Virginia Certified Commercial Building Inspector
Commonwealth of Virginia Certified Residential Building Inspector
Integrated Pest Management in Multifamily Housing (Training)
International Code Council Accessibility & Usability for Residential Buildings (Training)
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
Building Code Academy
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
VHDA Universal Design Course

Education:

J. Sargent Reynolds Community College – Courses in Architectural Design

Experience:

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

Mr. Taylor's HUD's industry experience includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution
- Performing over 200 HUD MAP 223(f) assessments.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.



INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

A handwritten signature in cursive script that reads "Cindy Davis".

Cindy Davis, CBO
President, Board of Directors

Certificate No. 8076685

A handwritten signature in cursive script that reads "Dominic Sims".

Dominic Sims, CBO
Chief Executive Officer



Roy Anderson PE – Seismic Services Manager, Building Assessments

University of California, San Diego; BS Structural Engineering 1990

Professional Engineer, California, Civil 82059

California Licensed General Contractor, B641049, Inactive

ATC First Responder Training, California OES Volunteer

Redwood Empire Remodelers Association, Board Member, Past President

Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman

Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios

American Society of Civil Engineers (ASCE)

Structural Engineers Association of Northern California (SEAONC)

Earthquake Engineering Research Institute (EERI)

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years. His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include: forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

Key experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016

Sebastiano L. Loreti – Project Manager

Education:

B.S. – Physical Science, Florida State University

Training/Licenses/Registrations:

Capital Needs Assessment e-Tool Training – HUD Office of Multifamily Housing - San Francisco

Experience:

Mr. Loreti has worked in the real estate due diligence consulting industry since 2012. He has performed hundreds of building assessments on multi-family, public school, government facility, warehouse, retail, office, hospitality, healthcare, mobile home, and industrial sites throughout the country and abroad. Including projects for HUD MAP, HUD LEAN, Fannie Mae, Freddie Mac, and Public Housing Authority clients.

Mr. Loreti has diverse knowledge of HUD’s Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act.

As a Project Manager - HUD, Mr. Loreti is responsible for conducting and preparing Property Condition Reports and Project Capital Needs Assessments throughout AEI.

Prepared Project Capital Needs Assessments in compliance with the HUD Multifamily Accelerated Processing (MAP) Guide and the HUD LEAN Statement of Work on properties located throughout the United States. Representative Projects are listed below:

Facility Name	HUD Program	City	State
Beehive Homes of Washington County	HUD LEAN	St. George	Utah
Sierra Vista Healthcare Center	HUD LEAN	Fresno	California
Caring Hearts Healthcare Center	HUD LEAN	Idaho Falls	Idaho
Silver Point Plaza	HUD LEAN	Menlo Park	California
Town Meadows Apartments	223(f) Refi-Acq	Visalia	California
Hollywood El Centro Apartments	223(f) Refi-Acq	Los Angeles	California
Creekside Rehabilitation and Nursing	HUD LEAN	Portland	Oregon
Park Ridge Apartments	223(f) Refi-Acq	Northfield	Minnesota
Hamlin Hotel Apartments	223(f) Refi-Acq	San Francisco	California

Facility Name	HUD Program	City	State
Estes Park Apartments	223(f) Refi-Acq	Rapid City	South Dakota
Lion Villas Apartments	223(f) Refi-Acq	San Jose	California
Providence Place Apartments	232(f) Refi-Acq	Sacramento	California
Duarte Manor	232(f) Refi-Acq	Duarte	California
Vista Park Chino	223(f) Refi-Acq	Chino	California
Tracy Nursing and Rehabilitation Center	HUD LEAN	Tracy	California
Pacific Coast Post Acute	HUD LEAN	Salinas	California