

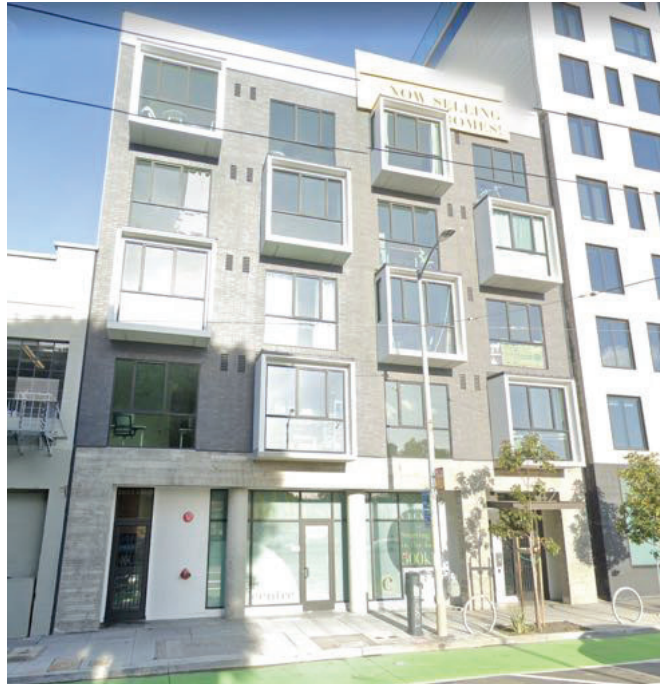
**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

---

# **PHYSICAL NEEDS ASSESSMENT**

For

**42 OTIS STREET**  
**SAN FRANCISCO, CA 94103**



---

MARCH 20, 2023

Client: San Francisco Housing Accelerator Fund  
244 Kearny Street, 5<sup>th</sup> Floor  
San Francisco, CA. 94102  
Attention: Devon Neary, VP of Lending

Elizabeth McLachlan Consulting, Inc.  
2370 Market Street, Suite 189  
San Francisco, CA 94114  
(415) 203-8814  
emclach@gmail.com

**ELIZABETH McLACHLAN CONSULTING, INC.**

**415.203.8814**

**TABLE OF CONTENTS**

**I. OVERVIEW..... 1**

- CURRENT PROPERTY INFORMATION..... 1
- SITE VISIT ..... 2
- STATEMENT REGARDING HAZARDOUS MATERIALS..... 2
- NO CONFLICT OF INTEREST ..... 3
- INSPECTION AND REPORT SCOPE OF WORK..... 3
- COST ESTIMATING PROCEDURES..... 4
- GREEN BUILDING RECOMMENDATIONS..... 4
- A. APARTMENTS INSPECTD ..... 4
- B. DOCUMENTS RECEIVED AND REVIEWED ..... 5

**II. PROPERTY CONDITIONS..... 5**

- A. IMMEDIATE ISSUES & CONCERNS..... 5
- B. GENERAL DESCRIPTION & CONDITIONS..... 6
- C. SITE CONSTRUCTION..... 8
  - 1. SOILS CONDITIONS ..... 8
  - 2. DRAINAGE/TOPOGRAPHY ..... 8
  - 3. PARKING..... 8
  - 4. TRASH COLLECTION ..... 9
  - 5. LANDSCAPING & OUTDOOR AREA..... 9
  - 6. SITE ACCESS, SIGNAGE AND SECURITY..... 10
  - 7. EXTERIOR SITE LIGHTING AND INTERIOR COMMON AREA LIGHTING ..... 11
  - 8. ACCESSIBILITY..... 12
- D. BUILDING CONSTRUCTION ..... 13
  - 1. STRUCTURAL AND FOUNDATION SYSTEMS ..... 13
  - 2. EXTERIOR SIDING AND TRIM ..... 14
  - 3. ROOF SYSTEMS..... 15
  - 4. WINDOWS: UNITS AND COMMON AREAS, AND GROUND FLOOR STOREFRONTS ..... 15
  - 5. STAIRS, RAILINGS AND HALLWAYS..... 16
  - 6. HAZARDOUS MATERIALS & WOOD DESTROYING PESTS ..... 17
- E. CONDITION OF BUILDING INTERIORS AND HOTEL UNITS ..... 18
  - 1. UNIT DESIGN AND OVERALL CONDITIONS ..... 18
  - 2. INTERIOR FIXTURES ..... 18
    - A) ENTRY DOORS ..... 18
    - B) FLOORING..... 19
    - B) APPLIANCES..... 19
    - C) CABINETS/ COUNTERTOPS..... 20
    - D) SINKS/LAVATORIES /FAUCETS..... 21
    - E) SHOWER SURROUNDS & TUBS..... 22
    - F) SHOWER VALVES AND TOILETS ..... 22
    - G) INTERIOR DOORS AND FRAMES..... 22
    - H) ELECTRICAL FIXTURES ..... 23
    - I) INTERIOR WALLS /CEILINGS ..... 23
    - J) WINDOW COVERINGS/TRVERSE RODS..... 23
    - K) PAINTING ..... 23

**ELIZABETH McLACHLAN CONSULTING, INC.**  
**415.203.8814**

3.	COMMON AREAS & COMMERCIAL SPACES .....	23
F.	MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS .....	24
1.	SYSTEMS LOCATIONS.....	24
2.	PLUMBING & SEWAGE FLOW .....	25
3.	HOT WATER HEATING .....	25
4.	HEATING & COOLING.....	25
5.	ELECTRICAL & SOLAR.....	27
6.	MECHANICAL VENTILATION.....	28
7.	ELEVATOR.....	28
8.	GENERATOR.....	28
9.	EXTERIOR BUILDING MAINTENANCE .....	28
10.	FIRE ALARM SYSTEM / EMERGENCY SYSTEMS & BACKFLOW.....	29
<b>APPENDIX A: IMMEDIATE PHYSICAL NEEDS .....</b>		<b>1</b>
<b>APPENDIX B: REPLACEMENT RESERVE STUDY.....</b>		<b>1</b>

## **I. OVERVIEW**

---

---

This report is prepared at the request of the San Francisco Housing Accelerator Fund (“SFHAF”). It is provided for the sole use of SFHAF, The City and County of San Francisco, and its agents and assignees.

The format of and sections covered in this report are based on This report is based upon ASTM guidelines for property conditions assessments.<sup>1</sup>

The purpose of the report is to identify, based on the visual inspections, the systems and conditions present at 42 Otis Street, a residential property located in San Francisco, California.

The property inspections were conducted on February 22, 2023, by Elizabeth McLachlan Consulting (“EMC”). The owner’s agent accompanied and/or was present while Elizabeth McLachlan was onsite for the property inspections.

The scope of inspections consisted of a visual evaluation of the project site, building exteriors, basement, roof, interiors, and common areas, and 2 of the 24 total rooms. The inspection was visual in nature. No detailed analyses or calculations were made to verify the adequacy of the building systems.

EMC certifies that no conflict of interest exists between it, the Sponsor, the management entity, contractors, or subcontractors involved in the repair or rehabilitation of this project.

### Current Property Information

Project Name	42 Otis Street (aka <i>Le Centre</i> )
Project Address	42 Otis Street, San Francisco, CA 94103
Property Manager	Costanoan LLC
Current Owner	Costanoan LLC
Date of Original Construction	2021
Date of the Last Rehab	None
Number of Buildings	1
Building Type	Type IA (1 <sup>st</sup> floor), Type V-A (2 <sup>nd</sup> -5 <sup>th</sup> floors), concrete, 5 stories. Ground floor retail. 2-4 floors are office and residential. Fully sprinklered.
Number of Units	24 – all studios Studios 343 s.f.

---

<sup>1</sup> See ASTM E-208-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

Parcel Size	4,083 s.f.
Building Area	16,013 s.f.
Assessor's Parcel ID	3505-020 San Francisco County
Common Areas and Amenities	Residential: ground floor lobby Residential: second floor office and courtyard Residential: roof deck
Parking	None
Building Construction	Reinforced concrete basement foundation. Concrete and steel-reinforced structure. R-2/B
Roof Construction	Flat, built up roofing. Walking pads and roof deck setup. Window bays have metal roofs.
Exterior Walls	Concrete, masonry façade and stucco
HVAC	Units and common areas heated and cooled roof-mounted heat pump units.
Fire/Life and Safety	Hard wired smoke detectors. Fire suppression system installed, located at ground level. Central fire alarm system installed. Fire extinguishers are located in cabinets at various locations. The fire alarm panel is located at the electrical room. Area of rescue radio equipment located at roof boiler room.
Present at Inspections	Property management staff. Devon Neary, SFHAF
Date of Inspections	February 22, 2023
Weather, Inspections Days	Rainy, 51 degrees

Site Visit

The property inspections were conducted on February 22, 2023.

The scope of the inspections consisted of a visual evaluation of the project site, building exteriors, roof, lobby, basement, mechanical/electrical/plumbing systems, roof deck garden, offices, laundry and storage areas, stairs and hallways, and 4 of the 42 apartments units. The inspection was visual in nature. No detailed analyses or calculations were made to verify the adequacy of the building systems.

Statement Regarding Hazardous Materials

Given the age of the building, it is not likely that hazardous materials were used in the original construction of the building.

A Phase I Environmental Site Report was provided for review. That report was date May 3, 2016 and was prepared by Certified Environments, Inc. The findings and recommendations from that report should be incorporated into any building work in the future, if applicable. See the report for details.

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

Lead and asbestos sampling reports were not provided for review. As the building was reported to be \ all new construction, it is unlikely that any hazardous materials such as lead based paint, asbestos containing materials, or other known hazardous materials were used in its construction. If any suspected materials are known or discovered, a hazardous materials testing report is recommended. All findings and recommendations made in any hazardous materials testing and reporting should be reviewed and completed, as appropriate. Following any testing and reporting of hazardous materials, an operations and maintenance manual should be created and held onsite, if not already done. Such a manual will provide procedures for hazardous materials handling. The current hazardous materials testing firm may be able to provide that kind of service.

This report does not provide expert opinions or recommendations on topics such as the presence or absence of asbestos, lead, mold, wood-destroying organisms, soils conditions, or toxicity on this property. This report does not provide expert opinions or detailed analyses on topics such as structural, mechanical, or architectural systems, nor is a comprehensive evaluation of building codes provided. If specific data and analysis for topics such as lead, asbestos, mold, soils, or structural or mechanical engineering are requested, the Sponsor is encouraged to engage the services of respective qualified consultants.

#### No Conflict of Interest

Elizabeth McLachlan Consulting, Inc. (EMC) certifies that no conflict of interest exists between it, the Sponsor, the management entity, contractors, or subcontractors involved in the repair or rehabilitation of this project.

#### Inspection and Report Scope of Work

This report is based upon guidelines established by *ASTM E2018-15 – Standard Guide for Property Conditions Assessments: Baseline Property Condition Assessment Process*. This report also follows the *Capital Needs Assessment Statement of Work*. See [https://www.rd.usda.gov/files/NE\\_Attach\\_C\\_CNA\\_Statement\\_of\\_Work.pdf](https://www.rd.usda.gov/files/NE_Attach_C_CNA_Statement_of_Work.pdf)

Access to all areas of the project was not available or not requested. All specific observed equipment was not operated, nor were there any specific formulaic tests conducted on any systems. No engineering or hazardous materials testing was done. No destructive or penetrative testing was conducted. Damage to the systems and structures may be present but hidden and therefore, could not be discovered without destructive testing. The observations and resulting report and recommendations do not give warranty, nor do they guarantee the performance of, any building components or systems.

This evaluation is based on the inspector's observations and judgment of the physical conditions of the improvements and estimated expected remaining useful life of those improvements. The actual performance of individual components may vary from a reasonably expected standard, and may be affected by circumstances that occur after the dates of evaluation. The evaluation is based on visual observations, documents reviewed (See chart on p. 5.) and on comparable field experience.

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

Included with this report are these:

- This narrative report containing information regarding systems and conditions as observed during inspections, along with details on each item.
- Appendix A - Immediate Physical Needs
- Appendix B - A 20-year Replacement Reserve Study.
- Project photographs are embedded into the relevant sections of this report.

Cost Estimating Procedures

The cost estimates used in this report are based on approximate quantities and unit costs. They are also based on information furnished by the relevant sources, if any, (which are assumed to be accurate).

Other estimated costs represent information from published materials, previous reports and reports for similar projects, estimates provided for similar and recent projects, and estimating guides--such as RS Means Costworks, and others established by and/or used in the construction industry. All software utilized for cost estimating is adjusted to San Francisco Bay area cost guidelines.

Elizabeth McLachlan Consulting, Inc. (EMC) bears no control over the costs of labor, materials, equipment, or services provided by others, nor over the methods determining prices employed by others; it also has no control over competitive bidding procedures. Costs shown in this report may incorporate industry averages, and estimates are made based on this consultant's experience. None of the estimated costs stated herein guarantee that proposals, bids, or costs will not vary. The project Sponsor is strongly encouraged to seek out new bids for specific work as appropriate and from appropriately licensed vendors.

Green Building Recommendations

Recommendations made in this report are based on visual observations and aim to include the most efficient replacement materials or methods possible. Recommendations also intend to include green building practices and recommendations for green rehabilitation for existing multifamily properties. The *2019 California Green Building Standards Code CalGREEN* was reviewed for the observations and recommendations for this property.

<https://codes.iccsafe.org/content/CAGBSC2019/cover>. Specifically, the residential mandatory measures should be met when the property undergoes rehabilitation. See, <https://codes.iccsafe.org/content/CAGBSC2019/chapter-4-residential-mandatory-measures>

**A. APARTMENTS INSPECTED**

---

In February 2023, the site and building exteriors were physically inspected to the fullest extent possible, including the following specific elements: driveway and parking garage, exterior and interior site lighting, exterior walls and roofing, as well as roof drainage, mechanical, electrical, and plumbing systems, common areas and amenities, hallways and stairs, lobby. The interiors of 2 of the 24 apartments were also inspected at that time.

## **B. DOCUMENTS RECEIVED AND REVIEWED**

---

The following list of documents was requested at the outset of this PNA endeavor.

- As-built drawings;
- Construction specifications;
- Any previous Physical Needs Assessment, Capital Needs Assessment, property conditions report(s) or similar;
- Any written bids or estimates for the proposed scope of work;
- Current replacement reserve amounts;
- List of proposed repairs;
- Phase I environmental, seismic inspection, Lead-based paint, asbestos reports, or similar inspection reports;
- Major capital improvements have been done since the project was constructed (e.g., roof, window, siding, foundation, etc. repair work, if any).

The following documents were received for review for this report.

- Rent Roll documents
- Insurance documents
- Property Tax Bills
- Delinquency Reports
- Regulatory Agreement
- Title Report
- Survey Map
- Floor Plans
- Market Survey
- Commercial documents
- Phase I report
- Stamped and Approved Plans
- Due diligence checklist

## **II. PROPERTY CONDITIONS**

---

### **A. IMMEDIATE ISSUES & CONCERNS**

---

The overall condition of the subject property appears to be very good.

The approach to recommendations in this report aims to make necessary capital improvements as soon as possible in the immediate scope of work, Appendix A – Immediate Capital Needs. For this property, at this time, no observable immediate needs not already being addressed by the owner were noted.



**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

This report also contains a Replacement Reserve Study, Appendix B, which includes proactive and comprehensive capital improvements over the term shown in the Reserve Study. The Replacement Reserve Study assumes that all the work recommended and outlined here and in Appendix A was completed before the start of the reserve term.

**Issue & Description**

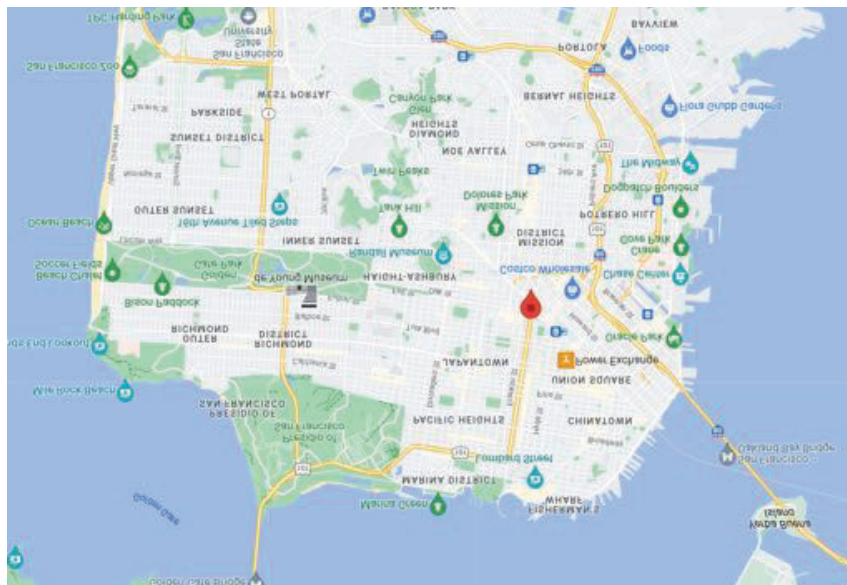
- **Entry call system** was damaged at the time of the site visit. Repair or replace as soon as possible.
- **Graffiti** was noted at the building exterior. Clean off graffiti and apply a coating that prevent permanent markings, if possible.
- **Paint on window bay soffits** needs to be removed so that soffit venting is not blocked.

**B. GENERAL DESCRIPTION & CONDITIONS**

The 42 Otis property is located at the midblock on Otis Street, between Van Ness and Gough Streets, between San Francisco's Mission and Civic Center neighborhoods.

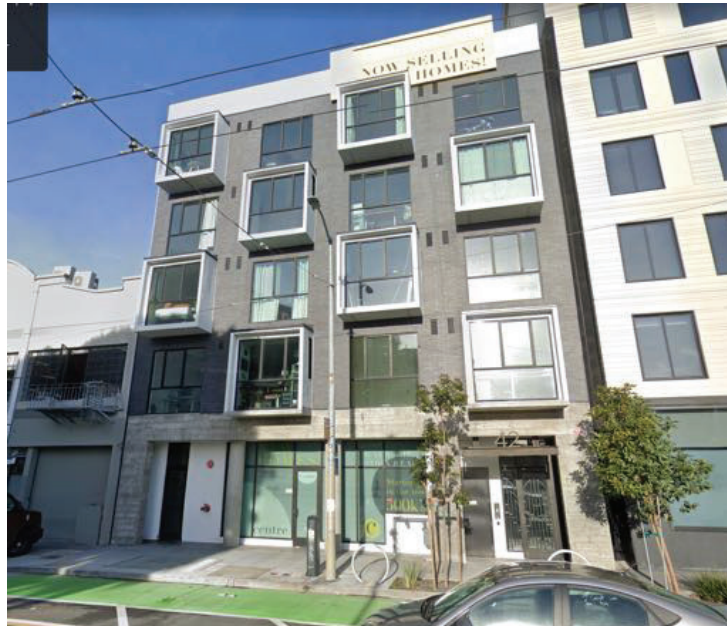
The property is located in a high-density area with surrounding office buildings, and multi-unit residential buildings, as well as a small business, shopping, restaurants, and organizations. Access to public transportation and major roadways is in the immediate vicinity.

Construction was completed in 2021 as a “mixed use” 5 story property. The ground floor contains a ground floor commercial space and the lobby for the residential building. The second floor contains a small commercial spaces and apartments. Third through fifth floors are residential apartments.

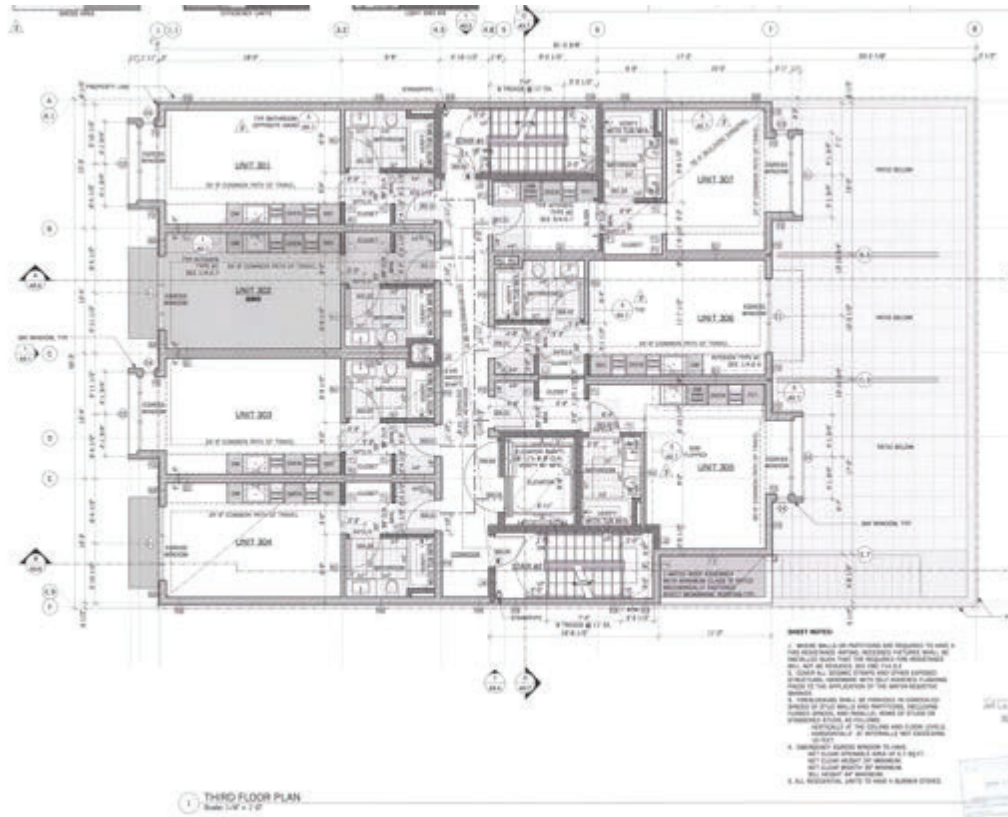


*Map Location*

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**



*Street View of Property*



*Third floor plan showing units, layout and various building systems*

## **C. SITE CONSTRUCTION**

---

### 1. SOILS CONDITIONS

A soils analysis was not available for review.

The underlying geologic materials may be a factor for evaluating structural conditions at the project. No unusual settling conditions were noted at the time of inspection.

The property may or may not be located in or near designated flood hazard areas<sup>2</sup>; therefore, flood insurance may or may not be specifically required by regulation in this region. The project sponsor and/or owner is encouraged to consult with an insurance carrier to determine what specific type of insurance is required.

### 2. DRAINAGE/TOPOGRAPHY

The building is situated on a flat parcel. Inspections took place during very wet weather, and no issues were noted or reported with drainage.

Roof drainage includes roof catch drains that route to the subsurface drainage. Roofing and roof drainage are discussed below in *Roof Systems*.

### 3. PARKING

There is no vehicle parking at the property. There is a bike parking room located at the ground floor. There are racks that will accommodate up to 25 bicycles.

---

<sup>2</sup> FEMA flood mapping <https://msc.fema.gov/portal/search?>



*Bike room*

#### 4. TRASH COLLECTION

The building has a trash room located at ground level. Residents dispose of their trash in the trash room. Trash bins are wheeled out to the street on trash days. Trash bins were also located at the bike room.

#### 5. LANDSCAPING & OUTDOOR AREA

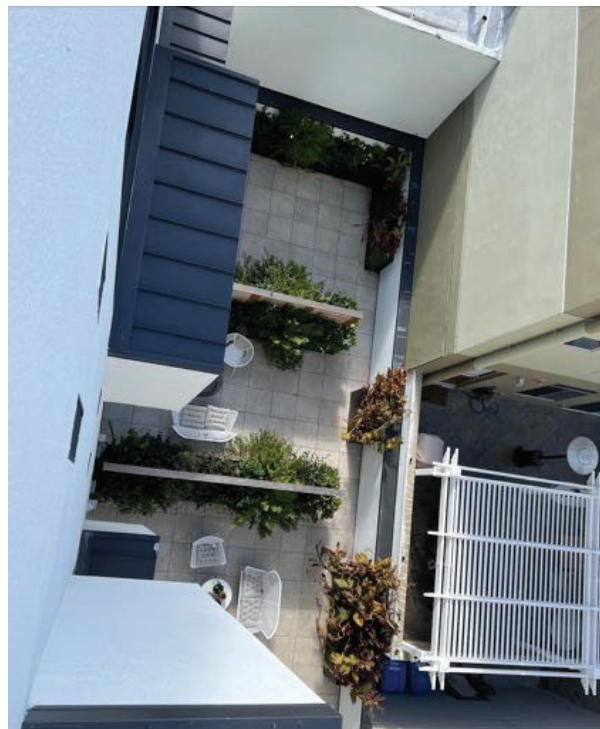
There are no landscaped areas at the property, except for plants planted in larger planters at the roof deck. Those plants appeared to be well-maintained.

Two units at the 2<sup>nd</sup> floor have patios. The patios also contain potted plants. The decks have small seating areas and the flooring consists of pavers.

The roof deck contains a walking surface (raised wood/trex decking), seating, planted areas, and amenities. The roof deck is in good condition.



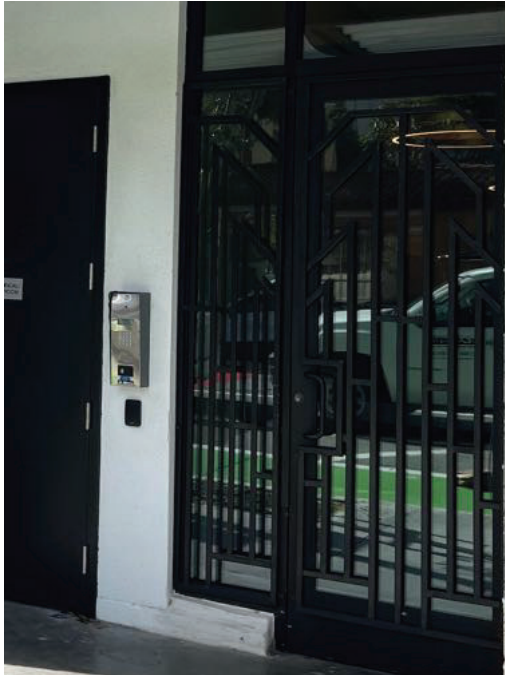
*Roof deck planter*



*Second floor patios*

#### 6. SITE ACCESS, SIGNAGE AND SECURITY

The main entrance to the residential building is located on Otis Street. Residents can enter the building via the wall mounted keypad by entering a code or by using a key fob. The keypad controls box was damaged at the time of the site visit. It should be repaired in the immediate scope of work.



*Entry door*



*Damaged keypad*

There is no entry signage.

Wayfinding signage and emergency signage were observed inside the building on all levels.

There is no perimeter or site fencing as the entire building covers the property's footprint.

There is no staffed front desk. Other access doors to the building include the ground floor commercial space and the exit-only door at the stair location on Otis – to the west of the main entrance.

Security cameras are located at all common areas, except for restrooms. The monitoring systems for the cameras are assumed to be remote.

#### 7. EXTERIOR SITE LIGHTING AND INTERIOR COMMON AREA LIGHTING

Site lighting includes building-mounted lights located along the street side of the building, at the 2<sup>nd</sup> floor patios and at the roof deck.

Ground floor interior lighting includes hanging tube lighting, and wall-mounted lighting, as well as compact fluorescent downlighting. Ground floor lighting is in good condition.

Hallway lighting at the residential floors includes LED sconces at the unit entries and ceiling mounted lighting. Hallway lighting appeared to be in good condition.

*Building mounted lights at Folsom Street entrance*

*6<sup>th</sup> Floor deck has building mounted lighting, and lighting mounted to the canopy frame, as well as string lights looped through the canopy frame*



*Hallway lighting at 2<sup>nd</sup> floor*

## 8. ACCESSIBILITY

Construction of the building took place after the enactment of the 1992 Americans With Disabilities Act.

Accessibility requirements are dictated by several authoritative bodies. In determining whether or not ADA requirements must be met, the project Sponsor will need to be aware of the requirements not only of their lending sources, but of the municipal, state and federal requirements, and if such requirements are applicable. An audit is recommended if authoritative bodies invoke requirements. A guideline or “checklists” for accessibility can be found here, as a reference: <http://www.access-board.gov/adaag/checklist/a16.html>

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

The *Accessibility* section of this PNA report is intended to provide only general information about accessibility requirements and standards. It is not an audit or in-depth analysis of the accessibility conditions at the Panoramic.

### Background

In 1992, the State of California adopted the Federal ADA regulations, with modifications as outlined in Chapters 10 and 11 of the California Building Code (CBC). Projects constructed after 1992 are to fully comply with the accessibility provisions prevailing at the time of building permit issuance. According to the Federal ADA standard (36.207 of 28 CFR Ch. 1), for publicly funded multifamily projects constructed prior to January 16, 1992, public accommodations are regulated while individual apartment units are exempt. Essentially, for existing buildings the public accommodations and common-use areas available to the residences and guests are to be modified to comply with the ADA standards when building permits are issued for new construction or for remodeling work. Such areas include parking stalls, path of travel from parking to the public recreational and project management office areas along with those same areas, exterior paths of travel within the project site, common hallways, laundry, lobbies, community rooms, and similar common use areas (as they exist). See, e.g., <https://up.codes/viewer/california/ca-building-code-2016/chapter/11A/housing-accessibility#11A>

Accessible standards for existing projects are subject to the "hardship" rules. Updating portions of the facility to current handicapped standards would be required under the current California Building Code when a general building permit is issued for any building improvements. This does not include repairs for deteriorated or building components damaged by fire or natural disasters.

This report should not be considered an exhaustive evaluation of Federal ADA requirements or of any state or local ADA guidelines. See, for example, San Francisco Mayor's Office of Housing on Disability <https://sfgov.org/mod/>, which may differ from, compliment, or supersede federal or state requirements. For purposes of the observations, the ADA Accessible Guidelines for Buildings and Facilities (September 2010) is used as a guide (<https://www.access-board.gov/ada/guides/>). This report intends to provide a general overview of the accessible provisions, noting the obvious areas of non-compliance.

Depending on future use of the building, and possibly other factors, an accessibility audit may be required. The audit, if required, should be performed by a licensed or certified accessibility auditor.

## **D. BUILDING CONSTRUCTION**

---

### 1. STRUCTURAL AND FOUNDATION SYSTEMS

The project was completed in 2021. The building is an 5-story structure. The flooring designation includes "ground, 2<sup>nd</sup>, 4-5th, roof.

As built foundation and superstructure drawings were provided for review. The building construction is Type 1, fully sprinklered. The building construction includes a 20-inch concrete



**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

mat foundation reinforced with #5 rebar placed at 16-inches on center. The second floor is a 12-inch post-tension concrete slab. The upper floors are wood and concrete framed.

No issues were noted or reported with the building's foundation.

**2. EXTERIOR SIDING AND TRIM**

The exterior siding of the building includes sections of stucco, brick veneer and concrete. Trim is wood or metal or concrete, depending on location.

Ground floor has exposed concrete walls at the street side with storefront window and door sections.

The siding is in good condition in all locations. From a maintenance perspective, the exterior siding should be maintained in terms of finishes – prevent any wood sections from rotting, paint painted metal at regular intervals, maintain concrete sections by removing any harmful elements and resealing.



*Exterior siding*

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

**3. ROOF SYSTEMS**

The roof covering is a TPO material. Concrete pavers are installed over the roof deck to provide walking access at the roof. The roof area also contains the HVAC equipment, elevators, and elevator equipment, and solar collection equipment.

The roof surfaces and the roof deck appear to be in good condition.

The roofs on top of the window bays are sheet metal. The observed bay roofs appeared to be in good condition.

Roof drainage is achieved via roof drains set into the roof decks. Drains route to subsurface drainage. No issues were observed with roof drainage, although the site was visited at a dry time of year.

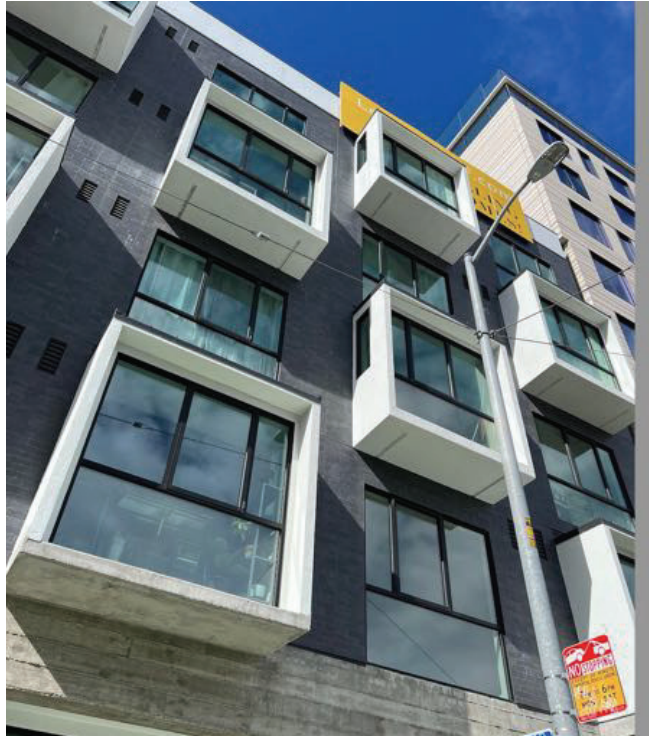
When roof surfaces are replaced in the future, the contractor should provide a minimum 30 year guarantee on the materials and an acceptable minimum term guarantee on installation.



*Roof surfaces*

**4. WINDOWS: UNITS AND COMMON AREAS, AND GROUND FLOOR STOREFRONTS**

All windows at the building are original. All storefronts are original. All windows are dual paned with metal framing and are in varying fixed and operable configurations. No issues were noted or reported with windows or windows/storefront systems.

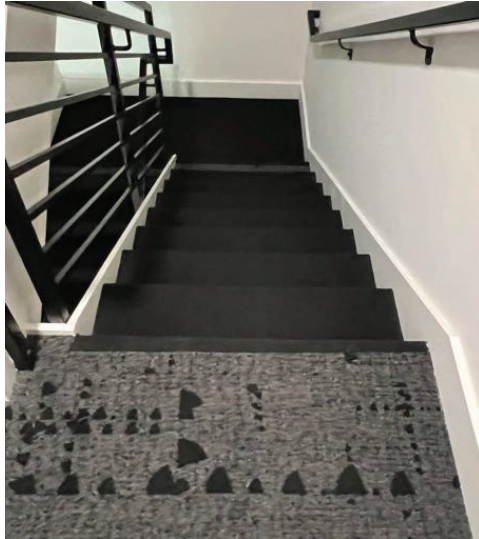


*Unit fixed and sliding windows*

#### 5. STAIRS, RAILINGS AND HALLWAYS

There are three sets of stairs at the building. Stairs 1 and 2 run from the ground level to the roof. Stair 3 runs from the ground level to the second level patio area.

Hallways surfaces at the ground floor are finished concrete. Upper floors have carpeting on the hallways. Hallway walls are painted, and lighting is achieved via wall mounted sconces and ceiling mounted lights.



*Stairs*



*Second floor hallway - typical*

6. HAZARDOUS MATERIALS & WOOD DESTROYING PESTS

Hazardous materials are discussed earlier in this report.

**E. CONDITION OF BUILDING INTERIORS AND HOTEL UNITS**

---

1. UNIT DESIGN AND OVERALL CONDITIONS

The units have solid core entry doors with lever style locksets and keyless entry systems. All entry doors, frames and locksets are in good condition.

There are three types of studio units, A, B and C. Some units have balconies.

Flooring is vinyl plank throughout the units.

Each unit contains a kitchen with cabinets, counters, sink, faucet, microwave, and cooktop. Each units contains one full bathroom.

An exhaust fan provides ventilation in the bathrooms.

Heating is provided to the units via electric wall mounted heaters.

The average condition of the observed room interiors was very good.

2. INTERIOR FIXTURES

a) Entry Doors

Unit entry doors are solid core metal with peepholes. The locksets are electronic and contain a deadbolt lock. All doors and door hardware were observed to be in good condition.



*Entry door lock*

b) Flooring

All living area flooring in the observed units is vinyl plank. Bathroom has ceramic tile flooring. All of the observed flooring was in good condition.



*Flooring - typical*

b) Appliances

Each unit has a full kitchen with a four burner induction cooktop manufactured by F. Bertazzoni, an over-stove microwave oven and fan by Frigidaire, and 14 cubic foot refrigerators, and a compact dishwasher manufactured by F. Bertazzoni.

No issues were noted or reported with the appliances.



*F Bertazzoni oven and cooktop*

c) Cabinets/ Countertops

Cabinet are laminated wood the doors and frames. Shelving is laminated wood. The observed cabinets were in good condition. Bathroom cabinets are also laminated and *woodgrain* appearance.

Countertops are solid surface and all observed counters were in good condition.



*Cabinets and counters*

d)\_ Sinks/Lavatories /Faucets

The bathroom sinks are typically single bowl sink set into a solid surface countertop, over a vanity cabinet. Sinks and vanity cabinets were found to be in good condition.

Faucets were lever handled mixers.



*Vanity cabinet, sink and faucet*



e) Shower Surrounds & Tubs

Tub surrounds are single piece fiberglass. Tubs and surrounds are original, and the observed units were in good condition.



*Tile tub surround and fiberglass tub*

f) Shower Valves and Toilets

Shower valves are mixer types. Future replacements should include anti-scald devices.<sup>3</sup>

Toilets were observed to low flow models. All toilets should meet or exceed current CalGREEN requirements. See <https://codes.iccsafe.org/content/CAGBC2022P1/chapter-4-residential-mandatory-measures>

g) Interior Doors and Frames

The interior doors are solid core wood for the bedroom doors at the suites. The bathroom doors are solid core wood. Doors were observed to be in good condition.

---

<sup>3</sup> 2007 California Plumbing Code, Section 418.0.

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

h) Electrical Fixtures

Ceiling mounted fixtures are installed at the sleeping areas, entry and bathrooms in the units. All fixtures are recent replacements and no issues were noted.

The bathrooms are mechanically ventilated with exhaust fans that have continuously running low cycles.

GFCI receptacles were present in the kitchen areas and bathrooms.

Smoke detectors are installed in all units as described below in the Fire and Safety section of this report at the end of this document.

i) Interior Walls /Ceilings

The walls and ceilings are generally in good condition.

j) Window Coverings/Traverse Rods

All units have roll down window shades. Window coverings were observed to be in good condition.

k) Painting

A semi-gloss paint should be utilized at the bathroom walls so that the surfaces will be easier to wash. Preparation and cleaning procedures should be in strict accordance with paint manufacturer's recommendations for each particular substrate condition.

### 3. COMMON AREAS & COMMERCIAL SPACES

The common areas at the building include the following areas. All common areas were observed to be in good condition.

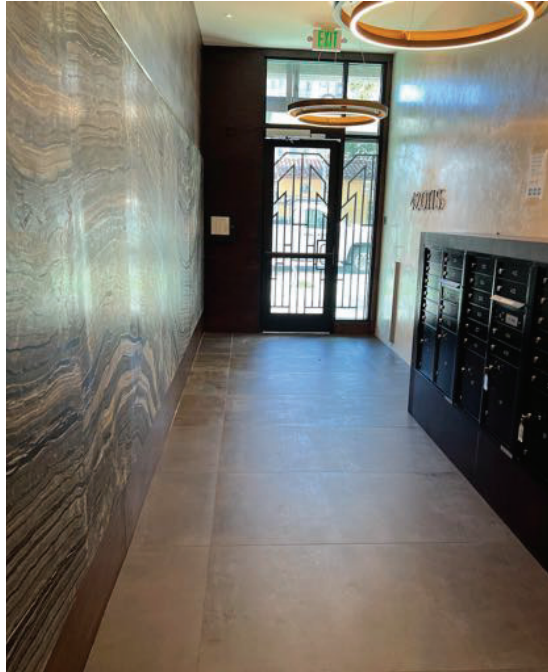
- Lobby
- Lounge area at the roof
- Bike storage at ground level
- Other storage at ground level
- Roof deck
- Laundry rooms at the 6<sup>th</sup> floor.

**The Lobby area** is located at the ground level. It contains a mailbox wall. The lobby flooring is concrete and carpet. The walls are concrete. The condition of the lobby is very good.

**There is no laundry room.**

**Common restrooms** are shown on the reviewed plan set to be built out in a future tenant improvement.

**Bike storage** at the ground level includes bike parking for about 25 bikes.



*Entry lobby*

## **F. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS**

---

The reviewed plan set contained information regarding scopes of work related to mechanical, electrical, and plumbing.

### 1. SYSTEMS LOCATIONS

**Hot water heating systems** are located in the boiler room on the roof.

**Heating and cooling equipment** is located in the units and at the roof.

**Heating and cooling equipment for common areas** is located on the roof and distributed via ducts throughout the common areas.

**The fire alarm panel** is located at the ground floor. **Fire suppression backflow and valves** are located at the stairs at the west side of the building.

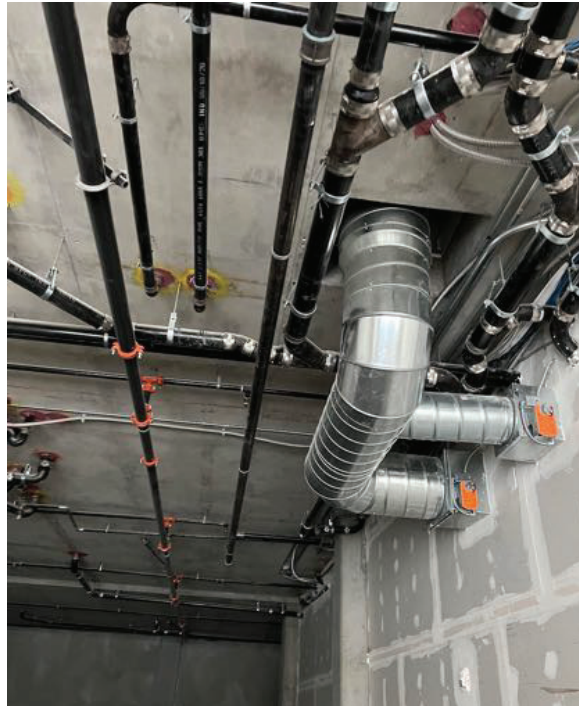
**The electrical main gear** is located in the ground floor electrical and battery room. **Subpanels** are located on the upper floors of the building and at the roof. Each unit has a load center and a submeter.

No generator was observed.

## 2. PLUMBING & SEWAGE FLOW

Supply and waste lines for the property include the observed materials only. Other material types may be present, but were not observable. Copper was observed for supply and cast iron for waste. Vent piping types were sheet metal other materials.

No active leaks were observed or reported at the time of the inspections.



*Waste and fire piping and venting at ground floor commercial space*

## 3. HOT WATER HEATING

Water is heated via four tankless water heaters located at the rooftop boiler room. They are Rheem model RTGXLN units. They have a maximum input of 195,900 Btu/hr. A Taco L134 pump provides pump service for the heated water.

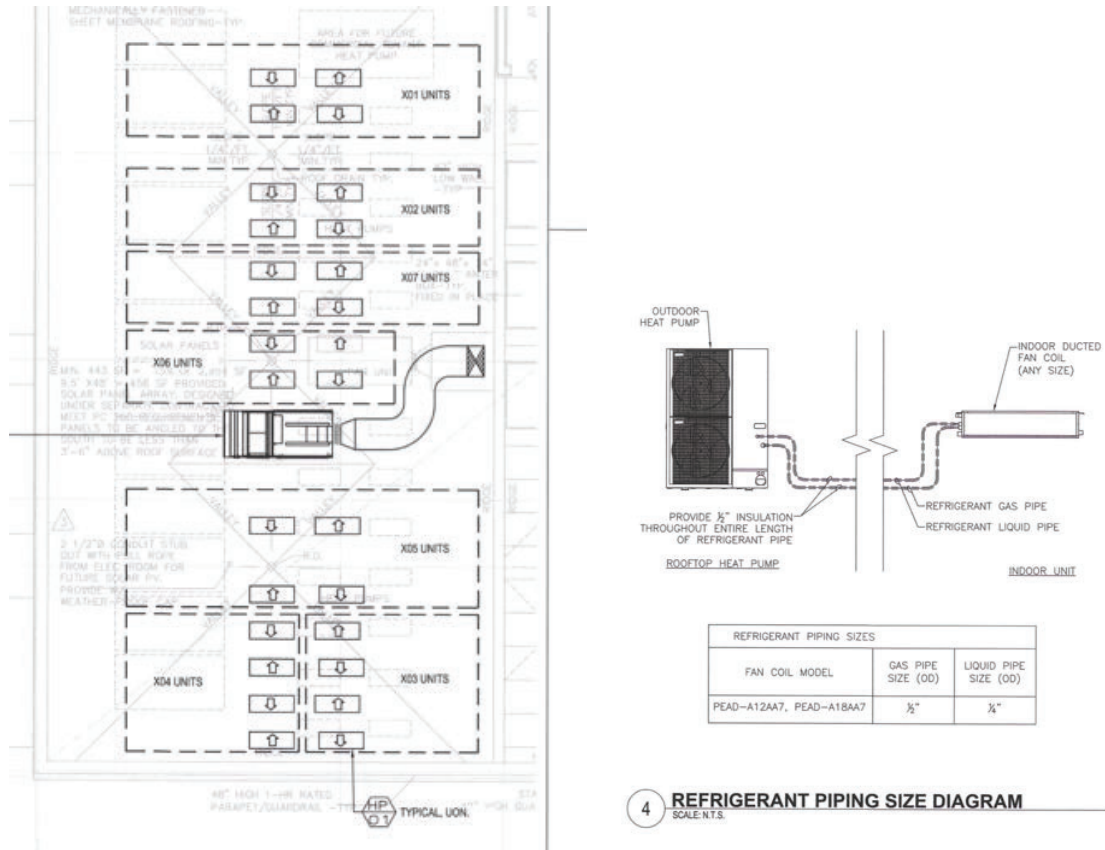
## 4. HEATING & COOLING

Units are heated and cooled via the roof mounted heat pumps. Heating is routed to the apartment fan coil units. The fan coils are Mitsubishi Model PEAD-12AA7. See [https://www.mitsubishitechinfo.ca/sites/default/files/SB\\_PEAD-A12AA7\\_PUZ-A12NKA7%28BS%29\\_201704.pdf](https://www.mitsubishitechinfo.ca/sites/default/files/SB_PEAD-A12AA7_PUZ-A12NKA7%28BS%29_201704.pdf)

The heat pumps are also manufactured by Mitsubishi and are model PUZA12NKA7.

**ELIZABETH McLACHLAN CONSULTING, INC.**  
**415.203.8814**

Common areas are served by similar systems described above.



*Layout of heat pumps at roof and heat pump / fan coil layout piping*



*Heat pumps at roof*

## 5. ELECTRICAL & SOLAR

The building electrical service includes an 800A main at 120/208V, 3phase, 4 wire service. There are 24 residential meters, one residential meter at 600amps, an elevator panel at 200amps. There is also a commercial meter at 100amps.

There is a small array of solar panels at the roof. No details were shown on either the electrical or plumbing drawings. They are presumed to be for solar voltaic collection to battery backups located the ground floor battery and electrical room. A solar inverter was noted at the battery room.



*Solar inverter and disconnect*

## 6. MECHANICAL VENTILATION

Hallways and other interior spaces are covered by roof mounted mechanical ventilation units, covered above in *Heating and Cooling*. Bathrooms are mechanically vented via 100 cfm Greenheck fans mounted in the bathroom ceilings.

## 7. ELEVATOR

The building is served by one hydraulic elevators that run from the ground floor to the roof. The elevator is a machine-room-less Schindler. The elevator machine unit is located at the roof. The elevator command center – shut off and emergency call station – are located at the ground floor elevator room. The elevator is maintained by Schindler – service phone number is (833) 232-4323

## 8. GENERATOR

No generator was observed.

## 9. EXTERIOR BUILDING MAINTENANCE

Exterior building maintenance equipment is installed at the roof.

**ELIZABETH MCLACHLAN CONSULTING, INC.**  
**415.203.8814**

10. FIRE ALARM SYSTEM / EMERGENCY SYSTEMS & BACKFLOW

The apartment units and common areas are equipped with hard wired, interconnected smoke detectors, fire alarm sounders and strobes. Mechanical rooms and the basement areas are also equipped with the same units.

The interiors of the entire building are covered by a fire suppression system. Backflow equipment is located at the basement. Fire sprinkler risers run up the stairwells. The building fire alarm is a Notifier NFS 320 unit.

The units do not have CO2 detectors. These may or may not be required.

Emergency signage installed at all levels of the building. Wayfinding signage is located on all of the residential floors.

Fire extinguishers are installed in cabinets the hallways.

The property has a central alarm system. Monitoring equipment for the alarm systems and ERRCS are located at the ground floor and the service equipment for ERRCS is located at the roof. Pull stations and alarm sounders are located on the walkways.

Area of rescue are located at each residential floor near the elevators. The ERRCS system is located at the areas of rescue on each floor. The roof elevator roof also has a Smartrescue phone system.

All fire life and safety equipment must be maintained in good working order and must comply with prevailing building and fire codes at all times.



*Main backflow at ground floor commercial space*





*Fire alarm panel*

The following data sheets are included at the end of this report. Key notes to the data sheets follow below each heading. Each of these appendices will also be provided in Microsoft Excel format.

## **APPENDIX A: IMMEDIATE PHYSICAL NEEDS**

---

---

## **APPENDIX B: REPLACEMENT RESERVE STUDY**

---

---

**Appendix A to the Physical Needs Assessment  
 Immediate Physical Needs**

**NOTES:** This sheet shows recommendaitons for immediate repairs - in the next 0-12 months. This Immediate Needs worksheet and its data should not be used as a construction cost estimate or estimate scope, but primarily has a list of areas of deficiencies which should be addressed. The sponsor is encouraged to seek estimates as needed. **The following costs are not included: demolition, staging, scaffolding, phasing, general conditions, overhead and profit, insurance and all other soft costs.**

PNA Ref Page	Area/Item	EUL*	H&S? NOTES	Priority	Unit Cost	QTY	Totals	Description
6	Entry call box	10	y	1	\$ 7,500	1	\$7,500	Replace damaged call box
6	Sofft vents	30	y	1	n/c	1		Re-engage painter to clean soffit vents. Remove paint.
	Graffiti removal							Can be done via maintenance company.
<b>TOTAL IMMEDIATE NEEDS</b>							<b>\$7,500</b>	

		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
		REPLACEMENT RESERVE STUDY																					
ITEM	QUANTITY	ELU.	RLL	UNIT COST	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTAL	
				GA	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Years 1-15	
12	10	15	10	20,000 \$	200,000 \$	-	-	-	-	-	-	-	-	20,000 \$	-	-	-	-	-	-	-	20,000 \$	
13	40	37	40	250,000 \$	10,000,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
14	20	15	10	800 \$	16,000 \$	-	-	-	-	-	-	-	-	16,000 \$	-	-	-	-	-	-	-	16,000 \$	
15	10	8	10	150,000 \$	1,500,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
16	30	28	30	225,000 \$	6,750,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
17	10	8	10	35,000 \$	350,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	20	20	20	125,000 \$	2,500,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	10	8	10	60,000 \$	600,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
20	50	48	50	35,000 \$	1,750,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
21	50	48	50	225,000 \$	11,250,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
22	20	20	20	30,000 \$	600,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
23	15	10	15	5,000 \$	75,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
24	20	15	20	22,500 \$	450,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
25	4	20	4	1,800 \$	7,200 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
26	16	20	16	1,800 \$	28,800 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
27	16	15	16	1,800 \$	28,800 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
28	16	15	16	1,800 \$	28,800 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
29	24	25	22	3,000 \$	72,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
30	500	25	20	900 \$	450,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
31	50+	45	45	42,000 \$	2,100,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
32	24	15	13	4,200 \$	100,800 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
33	24	25	23	7,500 \$	180,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
34	24	25	23	900 \$	21,600 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
35	24	18	24	900 \$	21,600 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
36	24	18	24	900 \$	21,600 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
37	24	15	13	350 \$	8,400 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
38	24	15	13	350 \$	8,400 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
39	24	20	18	3,000 \$	72,000 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40																							
41																							
42																							
43																							
44																							
45																							
46																							
47																							
48																							
49																							
50																							
51																							
52																							
53																							
54																							
55																							

