SUMMARY
PROPERTY CONDITION ASSESSMENT

University of Florida Parsonage
1414 NW First Avenue
Gainesville, FL  32603

August 28, 2014

Project No: PCA13-025
August 28, 2014

Wesley Foundation
United Methodist Building
450 Martin Luther King, Jr. Avenue
Lakeland, FL 33815

Attn: Reverend David Fuquay
david.fuquay@flumc.org; (404) 849-8215

Re: Property Condition Assessment
University of Florida Parsonage
1414 NW First Avenue
Gainesville, FL 32603
Parcel: 14917-000-000
Project No: PCA13-025

To Whom It May Concern:

Property Condition Assessment, Inc. (PCAInc) has completed a Property Condition Assessment (PCA) of the referenced property in general accordance with the ASTM Baseline Property Condition Assessment Process, E 2018-08, and PCAInc’s Proposal 12-048, July 12, 2012.

This Property Condition Report (PCR) is for the exclusive use and benefit of The Board of Trustees of the Florida Annual Conference of the United Methodist Church, Inc. and the Board of Higher Education and Campus Ministry of The Florida Annual Conference of The United Methodist Church, the “Client.” It is not to be relied on by any other agency or entity without the written consent of the Client and PCAInc.

The opinions expressed in this report by PCAInc were formed utilizing the degree of skill and care ordinarily exercised by any prudent property condition evaluator in the same community under similar circumstances. PCAInc assumes no responsibility or liability for the accuracy of information contained in this report that has been obtained from the Client or the Client’s representatives, the owner or the owner’s representatives, from other interested parties, or from the public domain. The conclusions presented represent PCAInc’s professional judgment based on the information obtained during the course of this assignment. PCAInc's evaluations, analyses, and opinions are not representations regarding the design integrity, structural soundness, or real value of the property.
Information regarding operations, conditions, and test data provided by the Client, the current owner, or their representatives has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment walk through on August 6, 2014. PCAInc certifies that PCAInc has no undisclosed interest in the referenced property. PCAInc’s relationship with the Client is at arm’s length, and PCAInc's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

PCAInc's PCR cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property’s building systems. Preparation of a PCR in accordance with ASTM E 2018-08 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. A PCR is not intended to be technically exhaustive and is not a code compliance report. In accordance with ASTM E 2018-08, representative observations were made and not complete inventories. This PCR was prepared recognizing the inherent subjective nature of PCAInc’s opinions as to such issues as workmanship, quality of original installation, and estimated remaining useful life (RUL) of any given component or system. It should be understood that PCAInc’s suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other or more appropriate schemes or methods to remedy the physical deficiency. PCAInc’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

Participants in the walk-through were Robert McBride (field observer and PCR author) and Barbara Weidner (field observer and PCR reviewer). Access to the property was provided by Reverend Narcie Jeter.

Any questions regarding this report should be directed to PCAInc at (407) 422-5257.

Respectfully,

Robert R. McBride
Vice President

Reviewed by,

Barbara Betz Weidner
President
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   B. Commercial Roofing Consultants, Inc. Roof Assessment Report
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1. SUMMARY:

1.1 Purpose and Scope:

The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes of ASTM E 2018-08, on the physical condition of the subject property. The scope of the PCA has four components:

- Document reviews and interviews with Authorities Having Jurisdiction
- Walk through survey
- Preparation of the opinions of probable cost to remedy physical deficiencies
- Preparation of a Property Condition Report

1.2 Deviations from the Guide:

This PCA was conducted as a Summary. The report is limited in descriptions and equipment inventories and is primarily directed to areas to be included in a capital reserve budget.

No construction plans, surveys, etc. were made available to PCAInc for review. Interviews with the Authorities Having Jurisdiction were not made.

1.3 Major Concerns:

There are no major current concerns with this property. With minimal effort and cost, the appearance of this property could be greatly improved. Mulching the parking area in the front of the property, removing debris from the property, clearing brush and vine growth, trimming trees, landscaping the front planting bed and installing a white picket fence on the sides and front corners of the property is suggested.

The roof and HVAC units will likely require replacement during the five-year outlook of this report.

Opinions of probable cost are based on order of magnitude estimating. The goal is to provide a cost estimate within 70-80% of the actual cost. These estimates and allowances are to be used for budgeting only. To determine the more probable actual cost, the Client is referenced to professional architects/engineers for the preparation of documentation to be used in bidding by qualified contractors.

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<thead>
<tr>
<th>Category</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Category 1, Life Safety Issues</td>
<td>$0</td>
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<tr>
<td>Category 2, Deferred Maintenance</td>
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<td>Category 3, Options</td>
<td>$2,500</td>
</tr>
<tr>
<td>Total</td>
<td>$15,000</td>
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</table>
1.4 General Descriptions and Physical Condition:

The property is located north of the University of Florida. It is on the north side of NW First Avenue between NW 14th Street and NW 15th Street. It is within walking distance of the Gator Wesley multi-purpose building.

The Alachua County Property Appraiser lists the total land area as being approximately 0.06 acres. The property is rectangular in shape with the long axis running north-south. The property is 46’ wide by 60’ deep. The building front faces south.

The building, constructed in 1937, is a 1,240 gross sq. ft. two-story duplex residence. The property is listed as having four bedrooms and two baths; however there are only three bedrooms, one in Unit A and two in Unit B. Unit A is on the first floor. Unit B is on the second floor.

The overall physical condition of the property and building is fair.

1.5 Other Observations:

1.5.1 Site and Drainage:

There were no issues observed with the storm water drainage.

1.5.2 Landscape and Irrigation:

There is no landscaping or irrigation system on the property. The unkempt exterior of the property presents a poor appearance.

It was reported that some pruning of the trees on the property is planned. Tree limbs should be pruned away from the building’s roof and the electric service line.
Property Condition Assessment – 1414 NW 1st Avenue, Gainesville, Florida

Rear of the property

West side of the property
1.5.3 Access, Paving, Curbing, and Parking:

Parking at the property is on an undeveloped parking area in front of the building. Parking is available for approximately four vehicles. It was reported that this area will be mulched in the near future to satisfy the requirements of the City.

There are no sidewalks on the property.

The only access to the residences is via single doors at the front of the building. There are no rear exits. There is an interior wood staircase leading to the second floor residence.

1.5.4 Utilities:

The electric power is provided by Gainesville Regional Utilities (GRU). It is brought to the property overhead from a utility pole at the left front corner of the property.

The service is connected to the building at a weatherhead on the southeast corner of the building.

There are two water service meters located at the right front corner of the property. Water service is provided by GRU. The water control valves were observed at the front wall of the building.

Sanitary sewer service is provided by GRU.

Natural gas service was not observed.

Reclaimed water service was not observed.
Location of the two water meters and a sanitary cleanout

Water control valves to the two residences
1.5.5 **Structure:**

Construction plans were not available.

The building appears to be constructed of concrete slab-on-grade with concrete masonry units (CMUs) for the first floor and wood framing with wood sheathing on the second floor. The roof structure is wood trusses and joists with a lumber roof deck. The deck for the second floor is likely wood trusses with a laminated board deck.

No structural issues with the CMU walls were observed. No typical stair-step cracking was observed in the walls.

Minor termite damage was observed in the attic on framing lumber around the attic scuttle hole. Only one termite company inspection sticker was observed on the cover of the electrical distribution panel on the first floor. It was dated 2006 and no termite treatment was recorded. Annual termite inspections are recommended for this property.

1.5.6 **Thermal and Moisture Protection:**

Moisture protection for this building is provided by a pitched, asphalt shingle roof. Asphalt shingle, wood construction canopies provide protection from the rain at the two entrances to the building.

The CMU masonry walls of the building are unfinished block, likely painted with latex paint. The wood board exterior second floor walls appear to be in good condition for their age. Areas of peeling paint were observed on the wood exterior walls, likely caused by vine growth. The wood eaves and porch soffits and fascia need to be painted. An estimate to paint the exterior of the building has been included in the OPC table.

The windows on the first floor have been replaced with vinyl framed double pane insulated glass single hung windows. The windows for the second floor appear to be original wood framed windows. Replacement of the second floor windows is recommended; however, the unique porthole windows should be retained. An estimate to replace the windows has been included in the OPC table.

No water intrusion issues with the windows were observed.

Thermal protection is provided with batt insulation material in the attic. The insulation appears to be fairly new. There is no added insulation to the first floor CMU walls. Insulation of the second floor walls was not determined.

No active roof leaks were observed. Commercial Roofing Consultants, Inc. performed an assessment of the roof. Their assessment is found at Exhibit B to this report.
Water damaged fascia boards were observed at the entrance canopies. Vines at the rear of the building are growing up the wall and onto the roof eaves. The vines should be removed. They will cause moisture damage to the wood. The vines attachments to the block and wood walls will need to be removed by sanding prior to repainting the walls. Herbicides should be applied around the base of the building to prevent the reoccurrence of vine growth.

The rear wall of the building needs to be pressure washed to remove algae growth.
View of second floor exterior

Vines growing on the wall at the rear of the building
Algae growth on the rear wall of the building

Attic space showing roof construction
1.5.7 Mechanical Systems and Equipment:

The building has been re-plumbed with CPVC. No issues with the water supply lines were observed. The original cast iron sanitary line, which appears to have been hung on the exterior rear wall of the building, has been replaced, but not observed. A PVC sanitary cleanout was observed at the southeast corner of the property near the water meters.

There are two bathrooms, one for each residence. The bathrooms are in good condition and may have been renovated around 2002.

Cooling and heating for each of the residences are provided by split-system HVAC heat pumps. The condensers are located at the east side of the building. They are manufactured by Goodman. The units are 1.5 ton heat pumps and were manufactured in 2004 (Unit A) and 2002 (Unit B). They are rated at 10 SEER and use R-22 as the refrigerant. The models have been discontinued.

The air handlers are manufactured by Goodman, dated 2003 (Unit A) and 2002 (Unit B). They are equipped with electric heaters. The models have been discontinued.

The HVAC mechanical equipment appears to have been in use for 10 and 12 years, respectively. Split systems have an anticipated useful life of 15 years and replacement during the five year outlook of this report should be budgeted. Entries have been made in the OPC table to replace the HVAC units in the out-years.
Unit A Air Handler Unit

Unit B Air Handler Unit
Water heating is provided by 40-gallon electric water heaters. The water heater in Unit A is a 2006 model Rheem. The water heater in Unit B is a 2008 model A.O. Smith.
1.5.8  **Electrical Systems and Equipment:**

There are two electric service meters with 100-amp service disconnects mounted on the east side of the building.

Each unit has a 100-amp Square D distribution panel, properly labeled.

No issues were observed with the electrical system.
Electric service meters

Electric distribution panel in Unit A
1.5.9 **Interior Space, Life Safety and Fire Protection:**

The interior finishes are in good condition.

The walls of the first floor unit are painted plaster. The walls on the second floor unit are painted wood panels. Interior painting is not anticipated within the five year outlook of this report.

The kitchens are in good condition.

A fire hydrant was not observed in close location to the property.

![Unit A bathroom](image)
One of the bedrooms in Unit B

1.5.10 **Vertical Transportation:** Not applicable.
2. OPINIONS OF PROBABLE COST:

2.1 Definitions:

Opinions of probable cost are provided for resolution of material physical deficiencies observed. Under the ASTM guidelines, these exclude cosmetic/decorative matters; enhancements for marketplace repositioning; and routine and normal preventive maintenance.

PCAInc provides a table of recommended actions for remedy of physical deficiencies and for certain other matters that may not fall within the ASTM guidelines. PCAInc classifies actions in three categories:

- Category 1: Code violations and/or life safety matters that require immediate action
- Category 2: Deferred maintenance actions required to resolve material deficiencies in building systems and components
- Category 3: Enhancements

Under ASTM guidelines, a lower limit of $3,000 is set as a threshold to define actions that are not minor or insignificant. ASTM excludes code and life safety items from this threshold. PCAInc chooses to list action items that are below the threshold value to assure that the Client has a ready reference to all actions recommended by the findings and observations. Some of these items are noted as “Maint.” in the cost column.

Opinions of probable cost are based on the order of magnitude. These are to be used for budgeting only. To determine the more probable actual cost, the Client is referenced to professional architects/engineers for the preparation of documentation to be used in bidding by qualified contractors.
## 2.2 Table of Action Items and Opinions of Probable Cost

<table>
<thead>
<tr>
<th>Section</th>
<th>Year</th>
<th>Description</th>
<th>Cat.</th>
<th>Est. Cost</th>
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</thead>
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<tr>
<td>1.5.6</td>
<td>2014</td>
<td>Estimate to paint the exterior of the building</td>
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<td>2015</td>
<td>Estimate to replace the second floor windows</td>
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<td>1.5.6</td>
<td>2014</td>
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<td>1,250</td>
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<td>1.5.6</td>
<td>2019</td>
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<td>1.5.7</td>
<td>2017</td>
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<tr>
<td>1.5.7</td>
<td>2019</td>
<td>Estimate to replace Unit A HVAC system</td>
<td>2</td>
<td>3,000</td>
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<table>
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<tr>
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<th>Cat.</th>
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<td>Deferred Maintenance</td>
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<td>2,500</td>
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<tr>
<td>Options</td>
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</tbody>
</table>

Overall total        $15,000
ROBERT R. McBRIDE, LEP
PROPERTY CONDITION ASSESSMENT, INC.

ROBERT R. McBRIDE has been with PCAInc since April 2002. Past company President, he is now part owner and serves as the corporation Vice President. Bob is the director of operations, scheduling and coordinating the field work, performing due diligence property condition assessments, construction progress inspections, and Phase 1 Environmental Site Assessments. He is a Licensed Environmental Professional and has been a certified Structural Masonry Inspector and Mold Inspector. Bob is an infrared thermographer, specializing in building infrared thermography for water intrusion.

Bob is a long-time resident of Orlando, his family moving to Orlando in 1954. After attending Maynard Evans High School, he continued his education at Florida Southern College in Lakeland, Florida. He graduated in 1970 with a Bachelor of Science degree in biology with a heavy minor in chemistry and specialized in microbiology. Upon graduation, Bob volunteered for the Air Force, following after his father’s 23-year career.

In the Air Force, Bob’s primary duties were in air defense combat operations where he was a fighter weapons controller, radar operations specialist, and electronic counter-countermeasures officer. Bob’s primary duty assignments were Alaska, Colorado, Washington, Montana and New York, with overseas assignments in the Philippines and Germany. Bob was the Director of Air Defense operations in Saudi Arabia during the Iran-Iraq war in which Iraq launched air attacks against shipping in the Arabian Gulf. While in the Philippines, Bob was involved in the search for the last Japanese straggler from WWII. Bob retired from active duty in August 1970 as a Major having served for 20 years. His awards include four Meritorious Service Medals.

1991-2002 Bob worked for Earth Resources Corporation, Ocoee, Florida, an environmental corporation providing environmental assessments, sampling and remediation, and high hazard waste remediation, such as unknown compressed gases. Bob began his work at Earth Resources Corporation as a contract administrator for private, governmental and defense contracts and prepared bid estimates. Bob’s responsibilities quickly grew and he became the assistant director of operations for compressed gas cylinder remediation, the lead company in that field of work in the US providing services for major corporations, universities and research centers, Department of Defense, and the Department of Energy. Bob was the company’s Program Director for Earth Resources’ work in the development of technology and equipment design for the destruction of chemical warfare materials.

In 2002, when Earth Resources Corporation’s owners decided to retire and sell the company, Bob joined Property Condition Assessment where he was rapidly promoted to Vice President. In 2006, Bob was promoted to President. Since joining PCAInc, Bob was instrumental in growing the company from five employees to eleven and greatly increasing the company’s client base and market share.

May 2012, Bob McBride and Barbara Betz, also with PCAInc, formed a partnership and purchased the corporation from its owner and founder, Paul Halyard.
RYAN C. EDGAR
PROPERTY CONDITION ASSESSMENT

**Fields of Competence**

Construction Management Superintendent with eight years of field experience. Performs residential and commercial building inspections for lending institutions. Acts as Owner Representative on commercial construction projects. Assists in property condition assessments. Performs construction plans and cost reviews.

**Experience**

October 2013 - Present Property Condition Assessment Associate Orlando, FL

Performs monthly draw inspections of residential, multi-family construction, commercial and A&D as needed. Assists in property condition assessments.

2013 Reich Properties, Inc. Orlando, FL

**Property Manager Assistant**

Managed multiple commercial business units and building. Hands-on responsibility with remodeling, landscaping and building maintenance.

2010-2012 KBR Building Group Orlando, FL

**Superintendent, UF Lake Nona**

Involved in pre-construction estimating and managing construction schedules.

2009-2010 Lake Nona Golf Course Orlando, FL

**Course Maintenance Assistant**

Assisted in the course maintenance of all playing surfaces to maintain a high level of private club membership satisfaction.

2006-2009 Palmer Electric Orlando, FL

**Journeyman**

Reviewed and interpreted jobsite blue prints and installed, tested and troubleshooted main electrical systems.

2004-2006

**Project Manager Assistant**

Assisted the Project Manager, estimators and superintendents with take-offs for bids, purchase orders and pricing materials.

**Education**

University of North Florida B.S. in Construction Management

Mid-Florida Tech Four year certification, F.E.A.T.
**BARBARA WEIDNER** is the corporation President and majority shareholder. She has been with the company since July of 2006 handling Business Development, Strategic Planning and Growth, Advertising and overseeing all payroll and accounting functions. Barbara manages the Residential Construction Department, performing field inspections and scheduling and reviewing the work of other inspectors.

Barbara is qualified and experienced in performing commercial construction progress inspections as well as providing construction loan administration services. Prior to serving as President, Barbara was Director of Marketing. During her time as Director of Marketing, Barbara increased the client base by 131%.

Before coming to PCAInc, Barbara worked in the residential construction industry in sales with Homes by Carmen, a high end residential builder, where she was honored and published in the June 2006 Orlando Magazine as one of *The Hot 100 Real Estate’s Best.*

Barbara started a successful, small service company in 2005. Within a three year period, she increased business and grew the company to five employees.

Barbara came to Orlando from Virginia in 1981 having been recruited by Martin Marietta Corporation. Her job assignment was Marketing Specialist, researching Senate Armed Services Committee reports.

Barbara has served in many volunteer capacities for civic and community organizations. She served as Chairman of the College and Career Center Volunteers at Lake Highland Preparatory School, Chairman of the Bargain Box for the Junior League of Greater Orlando, Chairman of the Ladies Board at The Country Club of Orlando, and served on the Orlando Opera Guild, PESO (Participation Enriches Science, Music and Art Organizations).

**In May 2012,** Barbara formed a partnership with Bob McBride, also of Property Condition Assessment, Inc. and purchased a majority of the corporation from former owner and founder Paul J. Halyard.

**Barbara** is a graduate from Virginia Commonwealth University in Richmond, Virginia, achieving a Bachelor of Science degree in Marketing and has earned credits towards her MBA. She has a Florida real estate license and serves on the Board of Directors of The University Club of Orlando.
EXHIBIT B

COMMERCIAL ROOFING CONSULTANTS, INC. ROOF ASSESSMENT REPORT
CONTENTS:
- Narrative Report
- Executive Summary
- Budgetary Considerations
- Photographic Documentation
August 11, 2014

Property Condition Assessment, Inc.
320 N. Magnolia Avenue, A-4
Orlando, FL 32801
Attn: Robert McBride

RE: Limited Roof Survey of 1414 Nw. 1st Avenue, Gainesville, FL 32607.

Pursuant to your request, we have conducted an inspection of the above referenced facility. The scope of this report will be limited to documenting the existing system, noting on site conditions, evaluating longevity and providing probable repair and replacement budgets as appropriate. In light of the fact that invasive testing was not authorized, only assumptions based on field observations may be offered. Additionally, testing for asbestos containing materials (ACM) was not authorized and consideration of the presence of ACM is not allowed for in repair/replacement budgets. Commercial Roofing Consultants is not an engineering or architectural firm and offers no opinion on these matters.

**Existing System**

The existing structure is a 2-story residential duplex constructed in 1937. Wood trusses were fabricated onsite. Wood planks, typically \( \frac{3}{4} \)" x 6" or 8", are utilized for the decking. Waterproofing is accomplished by means of a 3-tab fiberglass matrix asphalt saturated roofing shingle. Stormwater flows to all four eaves and is allowed to fall freely to grade.
General Conditions and Deficiencies

The following conditions were observed:

- Trees are abraiding roof surface and require trimming. See photo 2.
- Two plumbing vent through roof penetrations require repair/replacement. See photo 3.
- Small area at deteriorated soffit was noted on the entrance overhang. See photo 4.

Executive Summary

The existing system is in fair condition for its age. It is nearing the end of its economical useful lifespan and replacement may be required before the end of the 5 year outlook period.

5 Year Budgetary Considerations

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<tr>
<th>Year</th>
<th>Description</th>
<th>Cost</th>
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<td>Year 1</td>
<td>Maintenance</td>
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<tr>
<td>Year 2</td>
<td>Annual Inspection</td>
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<td>Year 3</td>
<td>Annual Inspection</td>
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<td>Year 4</td>
<td>Annual Inspection</td>
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</tr>
<tr>
<td>Year 5</td>
<td>Reevaluate for replacement</td>
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<tr>
<td></td>
<td>1,100 sq. ft. at $3.50 per sq. ft.</td>
<td>3,850</td>
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<tr>
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<td>TOTAL</td>
<td>$5,775</td>
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End of Report.

Prepared by: Josh Kilmer
Vice President

Reviewed by: Raymond T. Kilmer
RCI# 11071
**Limitations**

The methods and procedures utilized to offer the evaluations and opinions presented in this Limited Roof Survey are derived from various sources. Among these sources are: Tenant/Occupant interviews; Review of offered warranties; Research of manufacturers website and published manuals; Onsite observations of rooftop and below deck conditions; Public records and aerial photographs; Information provided by the client or others concerned with this project.

There is a distinct possibility that conditions exist which may not be apparent, identified or visible at the time of the roof survey.

All observations are conducted utilizing nondestructive and non-intrusive methods, therefore hidden and underlying conditions may affect the roof survey outcome were those same conditions disclosed.

*Commercial Roofing Consultants, Inc. (CRC)* believes this roof survey was performed to standards normally utilized by other professionals to perform a Limited Roof Survey. This Limited Roof Survey is based on our technical expertise only. We offer no warranty other that this Limited Roof Survey was performed as agreed to in our proposal. Any liability of CRC is limited to the cost of services provided.

The use and reliance of this report is limited to the persons/entity named on the cover page of this report. This survey is accurate to the best of our knowledge and beliefs.
Photo #1: View of decking

Photo #2: Tree abrading roof surface

707 Brookhaven Drive                               RC #0066906                              (407) 447 – ROOF (7663)
Orlando, Florida 32803                             Fax (407) 447 -7665
Photo #3: Failed flashing at sanitary vent

Photo #4: Fascia wood rot; trim palm leaves away from building
EXHIBIT C

ORDER OF MAGNITUDE ESTIMATING
<table>
<thead>
<tr>
<th>Equipment Item</th>
<th>Median Years</th>
<th>Equipment Item</th>
<th>Median Years</th>
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<td>Air-cooled condensers</td>
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<td>Diffusers, grilles and registers .......</td>
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<td>Residential single or split package ...</td>
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<td>Evaporative condensers ..........</td>
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<td>Commercial through-the-wall ..........</td>
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<td>VAV and double-duct boxes ..........</td>
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<td>Heat pumps</td>
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