



June 30, 2022

Greystone Servicing Company, LLC  
Attn: David Roumani  
152 W 57th St., 60th Floor  
New York, NY 10019

**Re: Multifamily Property Condition Assessment Report**  
**45 River Road**  
**45 River Road**  
**Edgewater, NJ 07020**  
**Nova Project No.: B22-6516**  
**Fannie Mae Deal ID: TBD**

This Multifamily Property Condition Assessment (MPCA) Report was prepared based on observations made at 45 River Road (the "Property") on June 22, 2022, in accordance with the agreement between Nova Group, GBC (Nova) and Greystone Servicing Company, LLC dated June 16, 2022. This MPCA has been prepared in accordance with the Fannie Mae DUS Guide requirements for Multifamily Property Condition Assessments.

We appreciate the opportunity to provide due diligence services to Greystone Servicing Company, LLC. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Sarah Ohlmeier at 913-251-2682.

Sincerely,

**NOVA GROUP, GBC**

Prepared by:

Miguelino Joseph  
Field Associate

Reviewed by:

Matt Murawski  
Senior Project Manager

Sarah Ohlmeier  
National Account Manager



Nova  
Group

Inspired Solutions  
by Nova Group

# Multifamily Property Condition Assessment

## Property

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45 River Road  
45 River Road  
Edgewater, NJ 07020

## Prepared For

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Greystone Servicing Company, LLC  
152 W 57th St., 60th Floor  
New York, NY 10019

## Prepared By

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Nova Group, GBC  
5320 W. 23rd Street  
St. Louis Park, MN 55416  
TEL: 913-251-2682  
Web: [novagroupgbc.com](http://novagroupgbc.com)

Sarah Ohlmeier  
National Account Manager

Nova Project No: B22-6516  
Fannie Mae Deal ID: TBD  
Report Date: June 30, 2022  
Inspection Date: June 22, 2022



[novagroupgbc.com/carbonneutral](http://novagroupgbc.com/carbonneutral)

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## 1.0 EXECUTIVE SUMMARY

Nova Group, GBC (Nova) performed a Multifamily Property Condition Assessment (MPCA) on 45 River Road, (the "Property"). The physical assessment of the Property was conducted on June 22, 2022 by Miguelino Joseph and we were escorted by Jimie Tomeh. The weather was noted to be Cloudy and visibility was good. The purpose of this MPCA is to assess the overall physical condition of the Property. This assessment was authorized on June 16, 2022, and performed in accordance with the Fannie Mae DUS Guide requirements for Multifamily Property Condition Assessments and Fannie Mae's instructions for the MPCA evaluator.

The Property is a multifamily property that is best described as a mid-rise building with elevators. Current improvements consist of 1 multifamily building that is a 6-story, wood framed EIFS siding and stone veneer covered structure that contains a management reported total of 76 apartment units plus one ground-level commercial space, currently occupied as a law office. The Property is further improved with open asphalt paved parking spaces and drives along the building perimeters. Total rentable square footage per the rent roll is approximately 56,630 square feet. The improvements are constructed of standard wood platform framing with concrete foundations and low slope wood framed roof systems. Certificates of Occupancy issued by Edgewater indicated that the property was originally developed with the current improvements in 2021. The Property is visible from local drives and is accessed from two different paved entrances off of Somerset Lane to the east.

**Section 1: Executive Summary  
Title Page**

<b>PCA Consultant (Firm)</b>	Nova Group, GBC
<b>PCA Consultant Street Address</b>	5320 W. 23rd Street
<b>PCA Consultant (City, State and Zip Code)</b>	St. Louis Park, MN 55416
<b>PCA Consultant Signatory</b>	Sarah Ohlmeier

<b>Property Assessment Date (Mo/Day/Year)</b>	June 22, 2022
<b>Date Report Signed (Mo/Day/Year)</b>	June 30, 2022

<b>Property Name</b>	45 River Road
<b>Street Address</b>	45 River Road
<b>City</b>	Edgewater
<b>State</b>	NJ
<b>Zip</b>	07020
<b>MSA</b>	New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area (MSA)

<b>Lender Prepared for</b>	Greystone Servicing Company, LLC
<b>Engaged by Lender?</b>	Yes
<b>Individual at Lender who engaged PCA</b>	David Roumani
<b>Requested Turn time</b>	two weeks

<b>Modules Completed:</b>	<b>Yes</b>	<b>No</b>
<b>Student Housing</b>		●
<b>Seniors Housing</b>		●
<b>Manufactured Housing</b>		●
<b>Cooperative Property</b>		●
<b>Residential / Commercial Mix</b>	●	
<b>Integrated Pest Management Plan</b>		
		●
<b>High Performance Building (HPB) Evaluation</b>		
		●

<b>Overall Property Rating</b>	1
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**Section 1: Executive Summary**  
**Quick Facts**

<b>Property Name</b>	45 River Road
<b>Street Address</b>	45 River Road
<b>City</b>	Edgewater
<b>State</b>	NJ
<b>Zip</b>	07020
<b>MSA</b>	New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area (MSA)
<b>Site acreage</b>	0.3
<b>No. of Parcels</b>	1
<b>Total # of apartment buildings</b>	1
<b>No. of Stories (if multiple provide each)</b>	6
<b>Total # of dwelling units</b>	76
<b>Occupancy on Inspection Date</b>	75.64%
<b>Down Units on Date of Inspection</b>	0
<b>Total Parking Spaces</b>	92
<b>Total Handicap Accessible Parking Spaces</b>	4
<b>Parking Ratio</b>	1.21
<b>Total Net Rentable SF</b>	56,630
<b>Total Gross SF</b>	56,630
<b>Year(s) Built / Date of construction</b>	2021
<b>Year(s) of Substantial Rehab / Renovation</b>	N/A
<b>Age of building (years)</b>	1
<b>Peak Ground Acceleration (PGA) value</b>	0.0454
<b>Zoning Designation</b>	SWR (Southern Waterfront Redevelopment Zone)
<b>Flood Zone (FEMA)</b>	Zone AE
<b>Do buildings have interior common stairways or hallways?</b>	Yes
<b>Do buildings have covered common breezeways?</b>	No
<b>Are roofs pitched or flat</b>	Flat
<b>Were units inspected selected by PCA Consultant?</b>	Yes
<b>No. of Units Inspected</b>	16
<b>Percent of Units Inspected</b>	21.05%
<b>Estimated Annual Unit Turnover</b>	0

The overall condition of the Property is good and there is an active maintenance program in place. Maintenance appears to be generally adequate. Based on the current level of maintenance and the Effective Age (EA) of the Property's major systems, Nova anticipates that the Estimated Remaining Useful Life (ERUL) is at least 49 years.

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**PCA Consultant Qualifications****Senior Reviewer**

Individual Name	Matt Murawski
Qualifying Experience	See Resume
Certifications, Registrations and Training	See Resume
Years of qualifying experience / Additional comments	See Resume
Individual Meets or Exceeds Required Qualifications	Yes

**Field Observer**

Individual Name	Miguelino Joseph
Qualifying Experience	See Resume
Certifications, Registrations and Training	See Resume
Years of qualifying experience / Additional comments	See Resume
Individual Meets or Exceeds Required Qualifications	Yes

**Additional Participants**

**Section 1: Executive Summary**  
**Section 1.2: Property Useful Life**

No.	Item	Average EUL (yr)	Effective Age	RUL (yr)	RUL:EUL Ratio	Rating 1-5, NA	Action Item (IM / RR / R&M / No / NA)	PCA Report Section Reference for Comments	Source of Cost Estimate (Footnote, if needed)
<b>SITE COMPONENTS</b>									
1	Utilities	50	1	49	98%	1	R&M	3.1.2	Nova
2	Grading, Drainage and Site Landscaping	40	1	39	97.5%	1	R&M	3.1.3	Nova
3	Water and Sanitary Lines	50	1	49	98%	1	R&M	3.1.4	Nova
4	Ingress/Egress	25	1	24	96%	1	R&M	3.1.5	Nova
5	Parking, Flatwork, and Walkways	25	1	24	96%	1	RR	3.1.6	Nova
6	Site Lighting	20	1	19	95%	1	R&M	3.1.7	Nova
7	Site Fencing and Retaining Walls	20		20	100%	NA	NA	3.1.8	
8	Amenities	20	1	19	95%	1	R&M	3.2.8	Nova
<b>STRUCTURAL FRAME AND BUILDING ENVELOPE (ARCHITECTURAL COMPONENTS)</b>									
9	Foundations	50	1	49	98%	1	R&M	3.2.2	Nova
10	Framing	50	1	49	98%	1	R&M	3.2.3	Nova
11	Building Cladding / Exteriors	8-10	1	7	87.5%	1	RR	3.2.4	Nova
12	Roof Systems	20	1	19	95%	1	R&M	3.2.5	Nova
13	Appurtenances	30		30	100%	NA	NA	3.2.6	
14	Doors and Windows	30	1	29	96.67%	1	R&M	3.2.7	Nova
<b>MECHANICAL / ELECTRICAL / PLUMBING SYSTEMS</b>									
15	Water Distribution	50	1	49	98%	1	R&M	3.3.1	Nova
16	Domestic Hot Water	15	1	14	93.33%	1	R&M	3.3.2	Nova
17	Sanitary Waste and Vent	40	1	39	97.5%	1	R&M	3.3.3	Nova
18	Heating/Cooling System and Controls	15	1	14	93.33%	1	RR	3.3.4	Nova
19	Electrical Service	40	1	39	97.5%	1	R&M	3.3.5	Nova
20	Ventilation Systems	30	1	29	96.67%	1	R&M	3.3.7	Nova
<b>VERTICAL TRANSPORTATION</b>									
21	Elevators	30	1	29	96.67%	1	IM	3.3.8	Nova
<b>LIFE SAFETY / FIRE PROTECTION</b>									
22	Fire and Life Safety Systems	20	1	19	95%	2	IM	3.3.6	Nova
23	Site Security	20	1	19	95%	1	R&M	3.3.9	Nova
<b>INTERIOR ELEMENTS (DWELLING UNITS / COMMON AREAS)</b>									
24	Common Area Interiors and Common FF&E	7-15	1	6	85.71%	1	RR	3.4.1	Nova
25	Unit Finishes	12	1	11	91.67%	1	RR	3.4.3	Nova
26	Unit Cabinets, Counters and Sinks	20	1	19	95%	1	R&M	3.4.4	Nova
<b>Overall Property Rating</b>						1			

No.	Item	Average EUL (yr)	Effective Age	RUL (yr)	RUL:EUL Ratio	Rating 1-5, NA	Action Item (IM / RR / R&M / No / NA)	PCA Report Section Reference for Comments	Source of Cost Estimate (Footnote, if needed)
27	Unit Appliances	12-15	1	11	91.67%	1	RR	3.4.5	Nova
28	Bathroom Vanities, Basin, Shower/Tub and Toilet	25	1	24	96%	1	R&M	3.4.6	Nova
<b>Overall Property Rating</b>						1			

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## Section 1: Executive Summary

### Section 1.3: Summary of Recommended Repairs and Replacement Cost Estimates

Summary of Recommended Repairs and Replacement Cost Estimates		
	<b>Cost</b>	<b>Reference</b>
Immediate Repairs: Life Safety Items (may impact health or safety)	\$2,500	See Table 2.1
Immediate Repairs: Critical Items (Recommend Completion within 6 months)	\$500	See Table 2.1
Immediate Repairs: Deferred Maintenance (Recommended Completion with 12 months)	\$0	See Table 2.1
<b>Total of Immediate Repairs</b>	<b>\$3,000</b>	
Replacement of Capital Items (Uninflated per unit / per annum)	\$143	See Table 2.2
Replacement of Capital Items (Inflated per unit/ per annum)	\$177	See Table 2.2
Inflation Rate:	3.0%	

**Section 1: Executive Summary**  
**Section 1.4: Summary of Known Problematic Building Materials**

Summary of Known Problematic Building Materials			
	Identified (Yes / No)	Action Recommended (Yes / No)	Section Reference
Fire Retardant Treated Plywood (FRTP)	No	No	Section 3.2.3
Compressed Wood or Composite Board Siding	No	No	Section 3.2.4
Exterior Insulation and Finishing (EIFS)	Yes	No	Section 3.2.4
Problem Drywall (aka "Chinese Drywall")	No	No	Section 3.4.3
Unit electrical capacity less than 60 amps	No	No	Section 3.3.5
Aluminum Branch Wiring	No	No	Section 3.3.5
Electrical Overload Protection - Fused Subpanels	No	No	Section 3.3.5
Federal Pacific Electric Stab-Lok panels	No	No	Section 3.3.5
Ground Fault Circuit Interrupter (GFCI) in wet / exterior locations	Yes	No	Section 3.3.5
Polybutylene Water Distribution Lines	No	No	Section 3.1.4
Galvanized Steel Water Distribution Lines	No	No	Section 3.3.1
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	No	Section 3.3.6
Recalled Cadet Brand Electric in-Wall Heaters	No	No	Section 3.3.4
Recalled General Electric / Hotpoint dishwashers	No	No	Section 3.4.5
Microbial Growth	No	No	Section 4.0
Wood Destroying Organisms	No	No	Section 4.3
Include any additional Known Problematic Materials identified but not included above:			

**Executive Summary - Site Visit Summary Attendance**

<b>PCA Consultant on Site Visit</b>	
Name:	Miguelino Joseph
Title:	Field Associate
Employer:	Nova Group, GBC

<b>Escorted by:</b>	
Name:	Jimie Tomeh
Title / Property Affiliation:	Superintendent
Employer:	Davibes Enterprise
Years at Property:	7 months

<b>Additional Attendees:</b>	
Name:	Joseph Daibes
Title / Property Affiliation:	Property Owner
Employer:	Daibes Enterprise
Years at Property:	2 Years

<b>Weather Conditions:</b>	Cloudy
<b>Temperature (Approx):</b>	67
<b>Barriers Experienced:</b>	None

## 2.0 COST ESTIMATE SCHEDULES: IMMEDIATE REPAIR AND REPLACEMENT OF CAPITAL ITEMS

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**Section 2: Cost Estimate Schedules - Immediate Repairs and Replacement of Capital Items**  
**Section 2.1: Immediate Repairs**

Assessment Date(s):	June 22, 2022
Year Built:	2021
Age(s):	1
Total Net Rentable SF:	56,630
No. Dwelling Units:	76
Inflation Rate	3.00%
Estimated Annual Unit Turnover	0

<b>Life Safety: Items that may impact the health or safety of residents, employees or visitors</b>						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section Reference
Fire Extinguisher, Install	1	Allow	\$2,500.00	\$2,500.00	No fire extinguishers were observed or reported present at the Property. Nova recommends installation of fire extinguishers in the common areas and mechanical rooms and/or where required by local code, as applicable.	3.3.6
<b>Subtotal: Life Safety</b>				\$2,500		

<b>Critical Repair: Items recommended for completion within the next six months.</b>						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section Reference
Elevator Inspections	2	EA	\$250.00	\$500.00	The date of the last elevator inspection was not provided to Nova. Reinspect the elevator systems and/or provide documentation.	3.3.8
<b>Subtotal: Critical Repair</b>				\$500		

<b>Deferred Maintenance: Non-recurring capital items typically recommended for completion within 12 months.</b>						
<b>Subtotal: Deferred Maintenance</b>						

<b>Total Immediate Repairs</b>	\$3,000	
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**Items of Note**

<b>Items of Note: Non-Life Safety, typically have an aggregate cost less than \$3,000 (\$1,000 or less for Small Mortgage Loans) and can be addressed by on-site staff.</b>		
Item	Brief Description	Section Reference

**Section 2: Cost Estimate Schedules - Immediate Repairs and Replacement of Capital Items**  
**Section 2.2: Replacement of Capital Items Schedule**

Assessment Date(s):	June 22, 2022
Year Built:	2021
Age(s):	1
Total Net Rentable SF:	56,630
No. Dwelling Units:	76
Inflation Rate	3.00%
Estimated Annual Unit Turnover	0

Replacement of Capital Items																					
Section No.	Item	Capital Expense Category	Average EUL (yr)	Effective Age	RUL (yr)	Quantity	Unit of Measure	Unit Cost	Total Cost over Eval. Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
<b>3.1 SITE COMPONENTS</b>																					
3.1.6	Asphalt Sealcoat and Restriping	Parking / Paving / Sidewalks	5	0	5	66,000	SF	\$0.12	\$7,920					\$3,960					\$3,960		
<b>3.2 STRUCTURAL FRAME AND BUILDING ENVELOPE (ARCHITECTURAL COMPONENTS)</b>																					
3.2.4	Paint/Caulk - Cladding	Building / Exterior	8	0	8	77	Unit	\$300.00	\$23,100								\$23,100				
<b>3.3 MECHANICAL / ELECTRICAL / PLUMBING SYSTEMS</b>																					
3.3.4	PTAC Units	HVAC and Other Building Systems	15	1	14	18	EA	\$750.00	\$13,500							\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
<b>3.3 VERTICAL TRANSPORTATION</b>																					
<b>3.3 LIFE SAFETY / FIRE PROTECTION</b>																					
<b>3.4 INTERIOR ELEMENTS (DWELLING UNITS / COMMON AREAS)</b>																					
3.4.1	Common Area Carpet	Common Areas	8	1	7	12,000	SF	\$3.00	\$36,000							\$18,000	\$18,000				
3.4.3	Vinyl Flooring Replacement	Carpeting and Vinyl Expense	15	1	14	45	Unit	\$600.00	\$27,000				\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
3.4.5	Refrigerators	Appliance Capital Expenditures RR	15	1	14	18	EA	\$400.00	\$7,200							\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
3.4.5	Range	Appliance Capital Expenditures RR	20	1	19	9	EA	\$350.00	\$3,150										\$1,050	\$1,050	\$1,050

Replacement of Capital Items																						
Section No.	Item	Capital Expense Category	Average EUL (yr)	Effective Age	RUL (yr)	Quantity	Unit of Measure	Unit Cost	Total Cost over Eval. Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	
3.4.5	Dishwasher	Appliance Capital Expenditures RR	12	1	11	36	EA	\$250.00	\$9,000				\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
3.4.5	Microwave/Vent Combination	Appliance Capital Expenditures RR	15	1	14	18	EA	\$200.00	\$3,600							\$600	\$600	\$600	\$600	\$600	\$600	
Total Uninflated									\$130,470				\$4,000	\$7,960	\$4,000	\$26,050	\$49,150	\$8,050	\$13,060	\$9,100	\$9,100	
Total, Inflated (annual inflation factor @3.0%)													\$4,371	\$8,959	\$4,637	\$31,105	\$60,448	\$10,197	\$17,040	\$12,230	\$12,597	
Cumulative Total													\$4,371	\$13,330	\$17,967	\$49,072	\$109,520	\$119,718	\$136,758	\$148,988	\$161,584	
Annual Cost Per Unit / Year (uninflated)									\$143													
Annual Cost Per Unit / Year (inflated)									\$177													

## INTRODUCTION AND SCOPE OF WORK

The MPCA was performed in accordance with the American Society for Testing and Materials (ASTM) E 2018-15: Baseline Property Condition Assessment Process and the Fannie Mae scope of work for Multifamily Property Condition Assessment, "Instructions for Performing a Multifamily Property Condition Assessment", Form 4099, dated July 2021, and is subject to the limitations and scope considerations contained within these Standards.

This Report is based on a site visit, in which Nova Group, GBC performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components. These systems included the roof, foundations, structural frame, building envelope, HVAC, electrical, and plumbing. The inspection also includes ancillary items such as; site drainage, pavement, sidewalks and landscaping. The Property Condition Report is not a building code, safety, regulatory or environmental compliance inspection.

Nova Group, GBC observed the interior spaces to determine its general character and condition. During the site visit we interviewed the available site personnel and/or property managers to add or confirm information. We reviewed available drawings or site documentation to confirm the general character of the construction.

Photographs were taken to provide a record of general conditions of the facility, as well as the specific deficiencies observed.

This Report is based on the evaluator's judgment of the physical condition of the components, their ages and their expected useful life (EUL). It is understood that the conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation.

The report includes the following indicators of recommended action:

**IM** = Immediate Repair

**RR** = Replacement Reserve

**IN** = Item of Note

**INV** = Investigation is Recommended

Action entries are left blank where no action is required, or only routine maintenance will be required during the reserve term.

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

### Site Visit Summary Attendance

On behalf of Nova Group, GBC, the undersigned hereby certifies that:

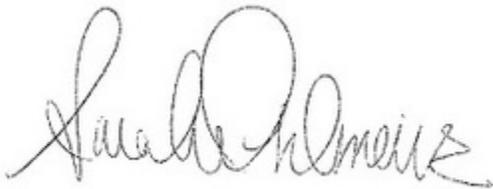
The report was prepared in a manner consistent with generally accepted industry practices and standards. Nova, or the individuals working on this assignment, is not affiliated with the property owners, its affiliates or representatives.

All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.

**Nova Group, GBC**



Miguelino Joseph  
Field Associate



Sarah Ohlmeier  
National Account Manager

## 3.0 PROPERTY CHARACTERISTICS

### 3.1 SITE COMPONENTS

#### 3.1.1 Site Configuration and Size

Site Configuration and Size		
Item	Description	Action
Number of Parcels	The Property consists of 1 parcel. The parcel is part of a larger overall development project.	
Type of Parcels	rectangular-shaped	
Acreage	0.3 acres	
Topography	The Property is generally flat, with mild slopes to drain.	
Bodies of Water	No bodies of water were observed at the Property.	
Other Characteristics	No other characteristics were noted.	

#### 3.1.2 Utilities

Utilities		
Item	Description	Action
Domestic Water	Domestic water is provided by Suez Water Company.	
On-Site Well	There is no on-site well.	
Domestic Sewer	Domestic sewage service is provided by Bergen County Utilities Authorities (BCUA).	
On-Site Sewage	There is no on-site sewage treatment.	
Storm Drainage	The Property storm water is collected by the municipal system.	
Electricity	Electricity is provided by Public Service Electric and Gas (PSE&G).	
Natural Gas	Natural gas is provided by Public Service Electric and Gas (PSE&G).	
Propane	Propane service is not utilized at this Property.	
Fuel Oil	Fuel oil is not utilized at this Property.	
Internet / Cable Provider and Speed	Several providers are available to the tenant's choice.	
Refuse Removal	The refuse is removed via a trash compactor equipment located at the ground floor level of the apartment building.	

### Comments and Observations

No observed or reported deficiencies were noted. All necessary utilities are installed and available to the site and appear to be adequate for the needs of the Property.

### 3.1.3 Grading, Drainage and Site Landscaping

Grading, Drainage and Site Landscaping		
Item	Description	Action
Property Storm Water Drainage	Property storm water is directed from roofs to the paved and landscaped areas. Storm water is then diverted via storm drains to the municipal underground storm water system.	
Catch Basins	Concrete catch basins are located throughout the site.	
Retention/Detention Ponds	There are no retention or detention facilities at this Property.	
Drywells	There are no drywells at this Property.	
Erosion	Erosion was not observed.	
Grading	Grading appears to slope away from the building.	
Landscaping	Landscaping was noted at the building exteriors and streetscapes. Landscaping appears to be hearty varieties that are appropriate for the climate.	
Irrigation	Irrigation is provided for the landscaping, and appears adequate for maintaining the plantings.	
Landscape Stairs and Rails	Cast-in-place concrete landscape stairs are provided at changes of grade on site. Rails are painted tubular metal.	
Water Features	There are no water features at this Property.	
Other Landscape Features	There are no other landscape features.	
Waste Enclosures	Waste enclosures are constructed of metal fencing with metal panel gates. The refuse enclosure is solely used by the hotel adjacent to the property.	

#### Comments and Observations

No deficiencies were reported or observed. Catch basins, if observed to be clogged, can be cleared as part of routine maintenance.

### 3.1.4 Water and Sanitary Lines

Water and Sanitary Lines		
Item	Description	Action
Site Water Lines	The site underground water lines are reportedly copper.	
Site Sanitary Lines	The site underground sanitary lines are reportedly PVC.	

#### Comments and Observations

No concerns were reported or observed regarding the site water supply and site sanitary lines. The components can be maintained under routine maintenance as part of the normal operating program during the term.

### 3.1.5 Ingress/Egress

Ingress/Egress		
Item	Description	Action
Site Access and Egress	Vehicles access the site from two driveways, from Somerset Lane to the east.	
Walkable Neighborhood	Walkability was determined from www.walkscore.com. The Walk Score as reported by the web site is 69.	
Site to Municipal Walkways	Site sidewalks were observed to connect to municipal walkways.	
Secured Access	There is no secured access to the site, beyond access to individual buildings.	
Site Signage	Property letter signage is located on the front of the building structure.	
Traffic Pattern Signage	Traffic at the entrance/exit to the Property is controlled by stop signs.	

### Comments and Observations

Access to and from the Property appears to be reasonably located and adequate to handle traffic flow. No observed or reported material deficiencies requiring repair or replacement were noted at this time.

### 3.1.6 Parking, Flatwork, and Walkways

Parking, Flatwork, and Walkways		
Item	Description	Action
Asphalt Pavement	Asphalt pavement is utilized for driving and parking surfaces.	RR
Concrete Pavement	Concrete pavement is limited to waste enclosures.	
Other Pavement	There is no other type of pavement at this Property.	
Pedestrian Sidewalks	Pedestrian sidewalks are constructed of concrete. Concrete paved ramps are provided at the eastern elevation of the apartment building. Metal railings are provided at the concrete steps and ramps.	
Curb and Gutter	Curb and gutter are constructed of concrete and stone block. Precast concrete wheel stops are provided at the parking lot.	
Wheel stops	No wheel stops were observed.	
Paved Drainage Swales	There are no paved drainage swales at the Property.	
Pool Decks	There are no pool decks.	
Unit Patios	There are no unit patios.	

### Comments and Observations

The asphalt pavement is in good condition. Periodic seal coating and striping is anticipated during the reserve term.

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The sidewalks and curbing components can be maintained as part of a routine maintenance program during the evaluation term.

## Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Sealcoat and Restriping	5	0	5	> 5	> \$3,960
				> 10	> \$3,960
Total					\$7,920

### 3.1.7 Site Lighting

Site Lighting		
Item	Description	Action
Site Lighting	Site lighting consists of pole lights in the parking areas, and building-mounted lighting.	
Unit Exterior Lighting	There is no individual unit lighting.	

### Comments and Observations

The Property lighting appears to be in good condition, and is anticipated to require routine maintenance activities during the reserve term. The light fixtures appear operational. The covers are free of excessive staining. The fixtures do not appear to be obstructed by landscaping or other materials. The Property appears to have sufficient lighting. Assessment of the "effectiveness" of the Property lighting is a result of visual observations during the Property visit, as a night visit is outside the scope of work of these instructions.

### 3.1.8 Site Fencing and Retaining Walls

### Comments and Observations

There is no site fencing or retaining walls at this Property.

## 3.2 ARCHITECTURAL COMPONENTS

### 3.2.1 Building Structures

The Property consists of 1 multifamily building that is a 6-story, wood framed EIFS siding and stone veneer covered structure that offers a management reported total of 76 apartment units. There are no additional support buildings or structures on the Property. The improvements are constructed of standard wood platform framing with concrete foundations and low slope wood framed roof systems and were originally constructed in 2021. The floor joists are of standard wood frame systems with OSB sheathing and the roofs are pre-engineered wood trusses with OSB sheathing.

### 3.2.2 Foundations

Foundations		
Item	Description	Action
Grade at the Foundation	The grade at the foundations slope away from the building.	
Foundation Structure	Construction documents were not available, but based on experience and location, the foundations consist of a concrete slab-on-grade, with continuous perimeter reinforced concrete spread footings and interior isolated spread footings and column pads.	
Basements	There are no basements at this Property.	
Concrete Floor Slabs	Concrete floor slabs appeared level, with an acceptable level of minor shrinkage cracking.	
Crawl Spaces	No crawl spaces were observed at this Property.	
Crawl Space Insulation	N/A	
Substructure Parking Garage	There is no parking structure at this Property.	
Moisture or Water Infiltration Observed?	N/A	
Sumps	Sumps were not observed at the Property.	

### Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.2.3 Framing

Framing		
Item	Description	Action
Wall Framing System	The superstructure appears to be conventional wood stud framing.	
Upper Floor Framing System	Upper floor framing consists of pre-manufactured trusses (Trus-Joist) supporting Plywood or OSB sub-floors with lightweight concrete fill.	
Roof Framing System	Roof framing consists of pre-manufactured wood trusses, supporting plywood or OSB roof sheathing.	
Separate Parking Structure	There are no parking structures at the Property.	
Insulation	Wall insulation was presumed to be present, but was not observed.	
Fire Retardant Plywood Observed?	Fire resistant plywood was not observed or reported.	
Other Concerns Noted?	No other concerns were noted.	
Interior Stair Framing	Interior stairs are steel framed, with concrete pan treads.	

## Comments and Observations

While observation of the ground floor framing, superstructures and roof framing was limited to exposed elements, no signs of excessive deflection or movement were noted. Observed floors appeared level and stable, and walls and structural elements appeared to be plumb and/or level. Based upon these observations, the structure of the building was assumed to be in good condition. No evidence of structural failure or deficiencies was noted.

### 3.2.4 Building Cladding / Exteriors

Building Cladding / Exteriors		
Item	Description	Action
Facade Finishes	Facades are finished with EIFS and faux-stone veneer.	RR
Exterior Insulation and Finishing System (EIFS)	EIFS finishes are present at the Property, and appear to be present without obvious damage.	
Compressed Wood Panel or Masonite Panel	Compressed wood panels or masonite panels were not observed at the Property.	
Sealants and Caulking	Sealant and caulking at dissimilar surfaces are present and appear flexible.	RR
Evidence of Vandalism or Graffiti?	Evidence of vandalism and graffiti was not observed.	

## Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time.

The exterior facades are in good condition. Limited repointing, trim repainting, and recaulking will be required during the reserve term.

EIFS (Exterior Insulation Finishing System) is a stucco plaster substitute consisting of a plaster coating, over a waterproof membrane applied over rigid insulation. Conventional wall finishes are breathable, allowing moisture to escape through the surface; however, EIFS membranes are impermeable. Water entering the system, either through surface damage or defect, or as a result of inadequate installation, can be trapped behind the waterproof membrane, and give rise to deterioration and significant damage to the structure. Not all surface defects are visible.

No readily observable evidence of EIFS defect was identified during our assessment. Active monitoring of the EIFS system should be included as part of routine maintenance activities. Periodic maintenance should include thorough checking of the surfaces, flashing, and sealants to ensure that the building envelope remains watertight. Any damage or defect should be repaired immediately.

## Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Paint/Caulk - Cladding	8	0	8	> 8	> \$23,100

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					\$23,100

### 3.2.5 Roof Systems

Roof Systems		
Item	Description	Action
Roof Type	The roof is low-slope.	
Roof Access Provided	Access to the flat roofs was provided by a roof hatch accessed by a wall-mounted ladder.	
Roof Material - Main Roof	The roof is a single-ply thermoplastic polyolefin (TPO) membrane.	
Roof Material - Ancillary Roof	The roof is a single-ply thermoplastic polyolefin (TPO) membrane.	
Roof History	The roofs are reported to be, and appear to be original to construction.	
Roof Age	The roofs are approximately one year old.	
Parapets	Exterior and interior parapet walls match the building's exterior. Parapets have painted sheet metal cap flashing.	
Roof Flashing	The roof membrane is self-flashed at penetrations.	
Roof Drainage	The flat roof is drained by internal drains positively connected to the storm drainage system, and overflow scuppers that drain to the pavement below.	
Roof-Mounted Equipment	Roof mounted equipment consists of the expected HVAC equipment.	
Ponding	Minor ponding was noted at the center of the roof, as evidenced by dried dirt in depressions on the roof. This is not currently significant, and should be monitored over the reserve term.	
Debris	Debris was not observed on the roof surfaces.	
Active Roof Leaks	No evidence of active roof leaks was reported or observed.	
Historic Roof Leaks	No historic roof leaks were reported. Staining of interior ceilings was not observed.	
Roof Warranties	According to the site contact, roof warranties are in place, but copies or further information was not available.	
Roof Maintenance	No information regarding roof maintenance was available.	
Roof Access Permitted to Residents?	Roof access is not permitted to residents.	
Green Roof Technologies or "Cool Roof" Systems, and SRI Ratings	The roofs are very light in color, and are expected to have high reflectance.	

### Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.2.6 Appurtenances

#### Comments and Observations

There are no appurtenances at this Property.

### 3.2.7 Doors and Windows

Doors and Windows		
Item	Description	Action
Windows	Windows are vinyl framed and are double glazed. Windows are sliding units.	
Unit Entry Doors and Hardware	The main entrance door consists of an aluminum frame storefront door entrance. Entry doors are metal doors in metal frames. Hardware is residential grade, lever action.	
Unit Patio Doors	N/A	
Service Doors and Hardware	Service doors are metal doors in metal frames. Hardware is commercial grade, lever action.	
Overhead Doors	No overhead doors were observed at the Property.	
Window or Door Leaks	Window and door leaks were not reported or observed.	
Weatherstripping and Doorsweeps	Weatherstripping was observed at doors and windows.	

### Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.2.8 Amenities

Amenities		
Item	Description	Action
Swimming Pools and Spas	There are no pools or spas at this Property.	
Swimming Pools and Spas - VGB Compliance	N/A	
Leasing Office	There is no leasing office at this Property.	
Clubhouse / Meeting Rooms	There is no clubhouse or meeting rooms at this Property.	
Fitness Room	There is no fitness center.	
Business Center	A business center is not provided.	
Common Laundry	Common laundry facilities are provided at the ground floor level. They contain 5 washers and 8 dryers.	
Playground Equipment	There is no playground equipment provided.	
BBQ Area	BBQ facilities are not provided.	
Sport Courts	No sport courts are provided.	
Dog Park	There is no dog park at the Property.	
Bicycle Parking or Storage.	Bicycle parking or storage was not observed.	
Carports	There are no carports at the Property.	
Individual Vehicle Garages	No individual garages were observed.	
Self Storage Units	There are no self storage units at this Property.	
Maintenance Buildings	There are no maintenance buildings.	
Other Amenities	There are no other amenities.	

## Comments and Observations

Interior finish and equipment replacement is discussed in the Common Area interiors and Common FF&E Section below.

### 3.3 MECHANICAL/ELECTRICAL/PLUMBING COMPONENTS

#### 3.3.1 Water Distribution

Water Distribution and Domestic Hot Water		
Item	Description	Action
Water Source	Water is provided by the municipal utility.	
Domestic Water Piping	Domestic pipe was observed at the main electrical room to be copper.	
Galvanized Pipe	No galvanized pipe was observed or reported at the Property.	
Polybutylene Pipe	Polybutylene pipe was not observed or reported at the Property.	
Pipe Insulation	Pipe insulation was not observed.	

## Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

#### 3.3.2 Domestic Hot Water

Item	Description	Action
Domestic Water Heaters	Three central water heaters are provided at the subject property. Water heaters are gas-fired, 100 gallon units. The hot water heaters have an average capacity of 250,000 BTU/HR. The water heaters are original to the construction of the Property.	
Domestic Water Boilers	There are no boilers for domestic water heating at the Property.	
Water Softening Equipment	Water softening equipment was not observed.	
Low-Flow Devices	It could not be determined if low-flow devices were present.	
Natural Gas Pipe	Natural gas pipe was observed to be black iron.	

## Comments and Observations

Based on a 15-year EUL for commercial-grade water heaters, Nova does not anticipate replacement during the reserve term.

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.3.3 Sanitary Waste and Vent

Sanitary Waste and Vent		
Item	Description	Action
Waste and Vent Pipe	Waste and vent pipe was observed to be PVC.	
ABS Pipe	ABS pipe was not reported or observed on site.	
Lift Stations	Lift stations were not observed or reported at the Property.	
Waste Treatment	Waste is treated by the municipal system.	

### Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.3.4 Heating/Cooling System and Controls

Heating/Cooling System and Controls		
Item	Description	Action
Heating and Cooling System	Heating and cooling in the units is provided by PTAC units, mounted in the exterior walls. Common areas are heated and cooled via a rooftop mounted package unit and three split system with a gas furnace and pad mounted condensing unit.	
Split Systems	Split systems consist of three (3) pad mounted condensers and gas-fired furnaces. The split system serves the office and common spaces.	
Package Units	A single gas-fired packaged unit is provided and is located on the rooftop of the apartment building.	
Central Boiler	Central boilers are not utilized at the Property.	
Chiller	Chillers are not utilized at this Property.	
Cooling Tower	Cooling towers are not utilized at this Property.	
Air Handlers	Air handlers were not observed at the Property.	
PTAC Unit	Heating and cooling in the units is provided by PTAC units, mounted in the exterior walls.	
Through Wall AC	Through-the-wall air conditioning units were not observed.	
HVAC Unit Capacities	PTAC capacity is approximately 0.75-1.0 tons each. Split systems have a capacity of 3 tons. The package unit has a capacity of 20 tons.	
HVAC Unit Ages	All HVAC units are original to construction.	
Energy Star Labels	Energy Star labels were not observed.	
Energy Management Systems	The Property does not utilize an energy management system.	
Cadet Wall Heaters	Cadet wall heaters were not reported or observed at the Property.	
Thermostats	Each unit's heating and cooling is controlled by thermostats.	
Maintenance	Maintenance is handled by on-site staff, calling on third-party contractors as required.	
Warranties	No information regarding warranties was available.	

### Comments and Observations

PTAC units are newer and in good condition. Nova anticipates limited replacements late in the reserve term.

The common area HVAC equipment is newer and in good condition. Routine maintenance is anticipated during the reserve term.

### Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PTAC Units	15	1	14	> 7	> \$2,250
				> 8	> \$2,250
				> 9	> \$2,250
				> 10	> \$2,250
				> 11	> \$2,250
				> 12	> \$2,250
Total					\$13,500

### 3.3.5 Electrical Service

Electrical Service		
Item	Description	Action
Service Supply	Electrical service to the Property was observed to be 800 to 1,200 120/240 volt, single phase, three wire alternating current (AC).	
Unit Service Capacity	Unit service was observed to be 125 amps per unit.	
Wiring	Branch wiring was reported to be copper.	
Meters	The Property is separately metered. Meters are located in the mechanical room at the ground floor level.	
Breakers	Breakered, labeled subpanels were observed.	
Fuses	Fused subpanels were not observed.	
GFCI	GFCI outlets were noted at all appropriate locations.	
Transformers	Transformers are pad-mounted, and are the property of the electric utility.	
Generator	No generators were observed or reported.	

### Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.3.6 Fire and Life Safety Systems

Fire and Life Safety Systems		
Item	Description	Action
Fire Sprinklers	The Property is 100% served by fire sprinklers.	
Fire Sprinkler Inspection	The fire sprinkler inspection tags are current as of December 2021.	
Recalled Sprinkler Heads	No recalled fire sprinkler heads, by Omega, Central, CSC, or Star were observed.	

Fire and Life Safety Systems		
Item	Description	Action
Fire Alarm	A central fire alarm system is employed, in concert with the sprinkler system.	
Fire Alarm Inspection	The fire alarm inspection tags are current as of December 2021.	
Emergency Exit Lighting	Emergency exit lighting was observed in the appropriate locations.	
Fire Extinguishers	No fire extinguishers were observed or reported.	IM
Fire Extinguisher Inspection	NA	
Dry Chemical Extinguishers	No dry chemical extinguishing equipment was observed.	
Smoke Detectors	Smoke detectors were observed in appropriate locations.	
CO Detectors	CO detectors were present in the observed units.	

## Comments and Observations

Nova did not observe any fire extinguisher units at the subject property. Nova recommends installation of fire extinguisher units in the common hallways and mechanical rooms and/or where required by local code, as applicable. A cost allowance has been included in the Life Safety Repairs Table.

Otherwise, no observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

## Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Extinguisher, Install	-	-	-	> Life Safety	> \$2,500
Total					\$2,500

## 3.3.7 Ventilation Systems

Ventilation Systems		
Item	Description	Action
Type	Mechanical ventilation is provided by the systems described above.	
Vents	Vent openings are clean and well-maintained. Vent chases could not be observed.	
Controls	HVAC units are controlled by thermostats.	
Smoking Policy	There is no smoking policy at this Property.	

## Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.3.8 Elevators

Elevators		
Item	Description	Action
Passenger Elevators	There are two elevators at the Property. The capacity is 3,500 pounds each. Speed could not be determined.	
Freight or Service Elevators	There are no freight or service elevators.	
Type	The elevators utilize hydraulic machine less room (MLR).	
Equipment Location	Equipment is located on top of the elevator equipment.	
Manufacturer	The elevator manufacturer was not observable at the time of our assessment.	
Maintenance	The elevators are maintained by a third party company. The elevators are relatively brand new.	
Modernization	The elevator has not yet required modernization and are relatively brand new.	
Permit	The date of the last elevator inspection was not provided to Nova.	IM
Cab Finishes	Cabs have vinyl plank floors, laminate-panelled walls, and stainless steel panel ceilings.	
Controls	Controls have been recently modernized.	
Emergency Communication	Emergency communication can be operated in a hands-free mode. Testing of emergency communication is beyond the scope of work.	
Escalators	There are no escalators at the Property.	

### Comments and Observations

The date of the last elevator inspection was not provided to Nova. Reinspect the elevator systems and/or provide documentation as a Critical Repair item.

Otherwise, no observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Elevator Inspections	-	-	-	> Critical Repair	> \$500
Total					\$500

### 3.3.9 Site Security

Site Security		
Item	Description	Action
Site Security	Security cameras are employed at the Property, and are monitored by site staff.	
Unit Security	Unit security consists of conventional door and window locks.	

## Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.4 INTERIOR COMPONENTS

#### 3.4.1 Common Area Interiors and Common FF&E

Common Area Interiors and Common FF&E		
Item	Description	Action
Common Area Walls and Ceilings	Common areas walls and ceilings are painted drywall.	
Common Area Flooring	Common area flooring is carpet and ceramic tiles.	RR
Common Area Interior Doors	Common area doors are painted panel doors in wood frames.	
Common Area Cabinetry	There is no common area cabinetry.	
Common Area Countertops	There are no common area countertops.	
Common Area Appliances	Common area appliances are not provided.	
EnergyGuide Labels	EnergyGuide labels were not present.	
Common Corridors	Common corridors are finished with painted drywall walls and ceilings and carpet flooring.	RR
Common Laundry	Common laundry is provided. There are 5 washers and 8 dryers.	
Common Area WIFI	No WIFI or internet is provided in the common areas.	
Common Area Furnishings	There are no common area furnishings.	

## Comments and Observations

The common area carpet is in good condition. It is anticipated to reach the end of expected useful life during the reserve term, and require replacement.

### Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Common Area Carpet	8	1	7	> 7	> \$18,000
				> 8	> \$18,000
Total					\$36,000

### 3.4.2 Dwelling Unit Summary and Units Observed

#### Unit Breakdown

Type	Units Present	Units Observed	% Observed	Down Units	Down Units Observed
1 Bdrm / 1 Ba	74	15	20.27%	0	0
2 Bdrm / 1 Ba	2	1	50%	0	0
Commercial	1	1	100%	0	0
Total units	77	16	20.78%	0	0

#### Units Observed

Unit #	Unit Type	Floor	Occupied/Vacant
107	2 Bdrm / 1 Ba	1st Floor	Occupied
106	1 Bdrm / 1 Ba	1st Floor	Occupied
202	1 Bdrm / 1 Ba	Second Floor	Occupied
306	1 Bdrm / 1 Ba	Fourth Floor	Occupied
401	1 Bdrm / 1 Ba	Fourth Floor	Occupied
512	1 Bdrm / 1 Ba	Fifth Floor	Occupied
506	1 Bdrm / 1 Ba	Fifth Floor	Vacant
507	1 Bdrm / 1 Ba	Fifth Floor	Vacant
508	1 Bdrm / 1 Ba	Fifth Floor	Vacant
509	1 Bdrm / 1 Ba	Fifth Floor	Vacant
603	1 Bdrm / 1 Ba	Sixth Floor	Vacant
302	1 Bdrm / 1 Ba	Third Floor	Vacant
309	1 Bdrm / 1 Ba	Third Floor	Vacant
313	1 Bdrm / 1 Ba	Third Floor	Vacant
312	1 Bdrm / 1 Ba	Third Floor	Vacant
314	1 Bdrm / 1 Ba	Third Floor	Vacant
Ground Floor	Commercial Office	1st Floor	Occupied

Units observed were chosen by the Consultant and Property. The number of units observed meets the Fannie Mae Guidelines.

### 3.4.3 Unit Finishes

Unit Finishes		
Item	Description	Action
Unit Renovation History	The units are newer and have not required renovation.	
Walls and Ceilings	Walls and ceilings are painted drywall.	
Problematic Drywall	Evidence of problematic drywall was not observed.	
Flooring	Flooring is a combination of wood-look vinyl strip plank in the bedroom, living room and kitchen and ceramic tiles in the bathrooms.	RR
Window Coverings	Window coverings consist of mini-blinds. Window coverings are replaced as part of routine maintenance.	

Unit Finishes		
Item	Description	Action
Fireplaces	The apartments do not have fireplaces.	
Unit Furnishings Provided?	Unit furnishings are not provided.	
Retail/Commercial Unit Interiors	The retail spaces have painted drywall walls, and vinyl plank flooring, with painted drywall ceilings. Replacement of office interiors is the responsibility of the office lessee. Management reported that the office is affiliate with the property ownership.	

## Comments and Observations

Unit vinyl flooring is newer and in good condition. Nova anticipates limited replacement late in the reserve term.

Ceramic tile flooring is newer and in good condition. Nova anticipates routine maintenance during the reserve term.

## Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Vinyl Flooring Replacement	15	1	14	> 4	> \$3,000
				> 5	> \$3,000
				> 6	> \$3,000
				> 7	> \$3,000
				> 8	> \$3,000
				> 9	> \$3,000
				> 10	> \$3,000
				> 11	> \$3,000
				> 12	> \$3,000
Total					\$27,000

### 3.4.4 Unit Cabinets, Counters and Sinks

Unit Cabinets, Counters and Sinks		
Item	Description	Action
Cabinetry	Unit cabinetry is finished with laminate.	
Countertops	Unit countertops are laminate over plywood substrate.	
Kitchen Sink	The kitchen sink is stainless steel.	

## Comments and Observations

No observed or reported material deficiencies requiring repair or replacement were noted at this time. The components can be maintained as part of a routine maintenance program during the evaluation term.

### 3.4.5 Unit Appliances

Unit Appliances					
Item	Provided	Brand	Finish	Description	Action
Refrigerator	✓	LG	White	Frost Free Refrigerator	RR
Range Vent					
Range	✓	GE	White	Electric range unit	RR
Microwave/Vent Combination	✓	GE	White	Over the range microwave unit	RR
Microwave					
Disposal	✓	Unknown	Black	Replaced as routine maintenance	
Dishwasher	✓	GE	White	White Dishwasher unit	RR
Unit Washer					
Unit Dryer					
Other					

Recalled/Renovation/Energy Star Appliances	
Item	Comments
Recalled Appliances?	None
Renovation History	None
EnergyGuide Labels Observed?	None

## Comments and Observations

The appliances are newer, and phased replacements are anticipated to begin later in the reserve term.

### Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Refrigerators	15	1	14	> 7	> \$1,200
				> 8	> \$1,200
				> 9	> \$1,200
				> 10	> \$1,200
				> 11	> \$1,200
				> 12	> \$1,200

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Range	20	1	19	> 10	> \$1,050
				> 11	> \$1,050
				> 12	> \$1,050
Dishwasher	12	1	11	> 4	> \$1,000
				> 5	> \$1,000
				> 6	> \$1,000
				> 7	> \$1,000
				> 8	> \$1,000
				> 9	> \$1,000
				> 10	> \$1,000
				> 11	> \$1,000
				> 12	> \$1,000
				Microwave/Vent Combination	15
> 8	> \$600				
> 9	> \$600				
> 10	> \$600				
> 11	> \$600				
> 12	> \$600				
<b>Total</b>					<b>\$22,950</b>

### 3.4.6 Bathroom Vanities, Basin, Shower/Tub and Toilet

Bathroom Vanities, Basin, Shower/Tub and Toilet		
Item	Description	Action
Bathroom Lavatory	The bathroom lavatory is part of a one-piece synthetic marble countertop/sink. Lavatory handles are knob style.	
Tub and Surround	The tub/shower combination are a single piece fiberglass unit. The surround is ceramic tile.	
Toilet	The toilet is a standard tank, standard flush unit.	

### Comments and Observations

The bath fixtures and fittings are in good condition relative to age, and are expected to perform during the reserve term. Individual early replacements can be completed as part of routine maintenance.

## 4.0 MICROBIAL GROWTH AND PEST MANAGEMENT

### 4.1 MOISTURE AND MICROBIAL GROWTH

As part of this assessment, Nova performed a limited visual inspection for the conspicuous presence of mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

- ▶ The EPA recommends the following action to prevent the amplification of mold growth in buildings:
- ▶ Fix leaky plumbing and leaks in the building envelope as soon as possible;
- ▶ Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- ▶ Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- ▶ Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;
- ▶ Vent moisture-generating appliances, such as dryers, to the outside where possible;
- ▶ Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- ▶ Perform regular building/HVAC inspections and maintenance as scheduled;
- ▶ Clean and dry wet or damp spots within 48 hours;
- ▶ Don't let foundations stay wet. Provide drainage and slope the ground away from the foundation.

Nova observed interior areas of the Property structure(s), including interior walls and ceilings (in the residential units observed), in-unit and common mechanical closets, areas under kitchen and bathroom sinks, and flat roofs (if present, for evidence of water ponding) for the presence of conspicuous mold or observed water intrusion or accumulation.

Nova did not note conspicuous visual or olfactory indications of the presence of mold, nor did Nova observe obvious indications of significant water damage. No sampling was conducted as part of this assessment

This activity was not designed to discover all areas which may be affected by mold growth on the Property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the Property.

## 4.2 PEST MANAGEMENT

As part of the on-site assessment, non-invasive and non-exhaustive observations were made for the presence or absence of pests, and if a Pest Management Plan was in place.

No pests were observed. A pest management plan is reported to be in place. No further action is required.

## 4.3 WOOD DESTROYING ORGANISMS

Consistent with inspecting the structures for deferred maintenance and other potential building concerns, Nova observed areas around various representative observations of the foundations, wood trim, and balconies for the conspicuous presence of termite shelter tubes, obvious damaged wood, and other obvious indicators of termite infestation.

No evidence of wood destroying organisms was observed. No recent pest control report was available. No further action is required at this time.

## 5.0 SPECIAL HAZARDS, ZONING, BUILDING AND FIRE CODE VIOLATIONS AND REGULATORY COMPLIANCE

### 5.1 PEAK GROUND ACCELERATION

The Peak Ground Acceleration (PGA) represents the shaking or ground motion from an earthquake, expressed as a percentage of g, with g being the acceleration of a falling object due to gravity. The website <http://geohazards.usgs.gov/deaggint/2008/> was utilized to determine whether the Property is located in a region having a 10% or greater probability of the Peak Ground Acceleration (PGA) being greater than 0.15g in a 50 year period (as shown by the most recent United States Geological Service data for the area Peak Ground Acceleration).

Site specific Peak Ground Acceleration was determined using the Property's address or its latitude and longitude.

The Peak Ground Acceleration was determined to be: 0.0454g

### 5.2 FLOOD

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed.

Flood		
Flood Map Panel	Map Panel Date	Flood Zone(s)
34003C0286H	August 28, 2019	AE, A1-A30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1-A30.)

### 5.3 WIND AND HURRICANE

Source: <http://www.fema.gov/safe-rooms/wind-zones-united-states>

Wind and Hurricane	
Wind Zone	Wind Zone II, defined as an area with maximum wind speeds between 130 and 160 mph.
Special Wind Region	No
Hurricane Susceptible Region	Yes
Is the Property subject to a local wind code?	No

According to the paper, "Wind Safety of the Building Envelope", by Tom Smith, AIA, dated June 18, 2010, published by the National Institute of Building Sciences, the performance of a building is determined by the topography, the shape of the building itself, and those buildings around it; and indeterminate factors such as open or broken windows and doors at the time of the wind load. Other factors to consider are:

- ▶ Sloped roofs tend to perform better than flat or low-slope roofs.
- ▶ Roofs without overhangs perform better than roofs with overhangs.
- ▶ Properties with operable, securable shutters perform better than properties with unprotected windows.
- ▶ Properties constructed with structural elements that resist roof uplift, and structural elements that resist wall uplift, perform better than properties without.

The property was constructed in 2021. Newer properties will tend to perform better than older properties, as they tend to be constructed to higher code standards.

Actual performance will be a function of the characteristics of each event. Additional instruction on reducing hazards can be found at the FEMA Resource and Document library, in the Section "Protect Your Property From High Winds" at <http://www.fema.gov>.

## 5.4 TORNADO

Based on NOAA Storm Prediction Statistics, and provided by FEMA.

According to the map "Tornado Activity in the United States: A summary of Recorded EF3, EF4 & EF5 Tornadoes per 2,470 Square Miles (1950-2006)", the property is located in a zone that is rated as 1-4.

The risk from tornado is very low for this property.

## 5.5 VOLCANIC ACTIVITY

Source: <http://volcanoes.usgs.gov>. According to the map, US Volcanoes and Current Activity Alerts, there are no active volcanoes posing a risk to this Property.

## 5.6 SINKHOLE

Source: [http://pubs.usgs.gov/of/2004/1352/data/USA\\_karst.pdf](http://pubs.usgs.gov/of/2004/1352/data/USA_karst.pdf)

According to the map, the subject Property is not located in an area conducive to the formation of sinkholes (i.e. fissures, tubes, caves, and karst formation).

This source is a map of the geologic condition of the United States. No definitive risk map is available for sinkholes, though karst formations are typically where they are found. Sinkholes cannot be predicted from the surface, and can be geologic in nature or can be caused by man-made events (water main breakage). As such, it is not possible to predict the risk to this property from sinkhole, or its performance should a sinkhole occur.

## 5.7 LANDSLIDE

Source: [http://landslides.usgs.gov/state\\_local/](http://landslides.usgs.gov/state_local/)

This site provides some documentation regarding known landslide areas in Seattle, San Francisco, and southern California. There are no interactive risk maps that assign a known risk to a particular property. This Property is not at the edge of a precipice, or at the foot of a steep incline. The Property is generally flat. It would appear that the risk of landslide is low.

## 5.8 WILDFIRE

Wildfire is an unplanned or uncontrolled fire including unauthorized human-caused fires, escaped wildland fire use events, escaped prescribed fire projects, and all other wildland fires. Wildland fire is a non-structure fire that occurs in the wildland, or areas in which development is essentially non-existent, except for roads, railroads, and powerlines, and where structures are widely scattered.

The Edgewater Fire Department stated that the property is not at risk for wildfire.

## 5.9 REGULATORY COMPLIANCE

### 5.9.1 ZONING

The Property is zoned SWR (Southern Waterfront Redevelopment Zone) by the City of Edgewater. The Property appears to be a conforming use.

### 5.9.2 CODE ENFORCEMENT

Jurisdiction Responses			
Information Requested:	Response:	Source, Contact Date	Information Received:
Open zoning code violations identified?	No	Borough of Edgewater - Nicolette D'Anna, Borough Administrator 201-943-1700, ext. 3137	No violations were identified for the Subject Property.
Open building code violations identified?	No	Borough of Edgewater - Nicolette D'Anna, Borough Administrator 201-943-1700, ext. 3137	No violations were identified for the Subject Property.
Open Fire code violations identified?	No	Borough of Edgewater - Nicolette D'Anna, Borough Administrator 201-943-1700, ext. 3137	No violations were identified for the Subject Property.
Is a Certificate of Occupancy available?	Yes	Borough of Edgewater - Nicolette D'Anna, Borough Administrator 201-943-1700, ext. 3137	A copy of the Certificate of Occupancy was provided, and is included in the appendices.

No violations were reported by the Borough of Edgewater.

## 5.9.3 ACCESSIBILITY

### 5.9.3.1 Americans with Disabilities Act

The scope of this report is limited to a general overview of the subject improvement's common public areas (of improvements considered to be "Public Accommodations") and commercial facilities, based upon the requirements of Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing "Public Accommodations" be removed if they are "readily achievable" and are not an "undue burden". Most states and local municipalities have adopted accessibility requirements that generally align with the ADA; however, in some cases, may be more stringent than the ADA. The review of the Property for compliance with state and local accessibility requirements is beyond the scope of this report.

Per Title III of the ADA, all areas of newly designed or newly constructed buildings or facilities and altered portions of existing buildings and facilities are required to be compliant with ADA requirements if constructed for first occupancy after January 26, 1992. All areas of "Public Accommodation" are required to remove physical barriers to entering and using existing facilities when "readily achievable", irrespective of age. Readily achievable is defined in Title III as "easily accomplishable and able to be carried out without much difficulty or expense."

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers may be provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants.

It is also important to note that the ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for existing buildings. According to Title III of the ADA, what is "readily achievable" will be determined on a case-by-case basis in light of the resources available. The extent of any upgrade requirements may be subject to interpretation by any number of city, state or federal agencies. Determining what is "readily achievable" or is an "undue burden" is beyond the scope of this report.

The Department of Justice recommends this be done by the development of an implementation plan stating specifically what improvements are determined to be readily achievable. ADA Section 36.3049(c) sets the following guidelines.

Priorities: A public accommodation is urged to take measures to comply with the barrier removal requirements of this Section in accordance with the following order of priorities.

First, a public accommodation should take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures include, for example, installing an entrance ramp, widening entrances, and providing accessible parking spaces.

Second, a public accommodation should take measures to provide access to those areas of a place of public accommodation where goods and services are made available to the public.

Third, a public accommodation should take measures to provide access to restroom facilities.

Fourth, a public accommodation should take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.

For multifamily properties, only areas of "Public Accommodations" such as the leasing office are required to be accessible. The Property does not contain any areas of public accommodation as the property does not contain a leasing office or the leasing office is located off-site. Therefore, the ADA does not apply.

At a commercial Property where there are no interior common areas, the areas required to be accessible are the Site itself, parking, and access up to the tenant lease lines. Internal tenant space ADA compliance is typically the responsibility of the tenant.

## ASTM E 2018-15 Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act.

Section	Subject	YES	NO	UNK	NA	COMMENTS
<b>A. HISTORY</b>						
1.	Has an ADA survey previously been completed for this property?		✓			
2.	Have any ADA improvements been made to the property since original construction?		✓			
3.	Has building ownership/management reported any ADA complaints or litigation?			✓		
<b>B. PARKING</b>						
1.	Does the required number of standard ADA-designated spaces appear to be provided?	✓				
2.	Does the required number of van-accessible designated spaces appear to be provided?	✓				
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	✓				
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	✓				
5.	Does each accessible space have an adjacent access aisle?	✓				
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	✓				
<b>C. EXTERIOR ACCESSIBLE ROUTE</b>						
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	✓				
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	✓				
3.	Do the curb cut ramps appear to have the proper slope for all components?	✓				

Section	Subject	YES	NO	UNK	NA	COMMENTS
4.	Do ramps on an accessible route appear to have a compliant slope?	✓				
5.	Do ramps on an accessible route appear to have a compliant length and width?	✓				
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	✓				
7.	Do ramps on an accessible route appear to have compliant handrails?	✓				
<b>D. BUILDING ENTRANCES</b>						
1.	Do a sufficient number of accessible entrances appear to be provided?	✓				
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	✓				
3.	Is signage provided indicating the location of alternate accessible entrances?	✓				
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	✓				
5.	Do doors at accessible entrances appear to have compliant hardware?	✓				
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	✓				
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✓				
8.	Do thresholds at accessible entrances appear to have a compliant height?	✓				
<b>E. INTERIOR ACCESSIBLE ROUTES AND AMENITIES</b>						
1.	Does an accessible route appear to connect with all public areas inside the building?	✓				
2.	Do accessible routes appear free of obstructions and/or protruding objects?	✓				
3.	Do ramps on accessible routes appear to have a compliant slope?				✓	
4.	Do ramps on accessible routes appear to have a compliant length and width?				✓	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?				✓	
6.	Do ramps on accessible routes appear to have compliant handrails?				✓	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	✓				
8.	Do public transaction areas have an accessible, lowered counter section?				✓	
9.	Do public telephones appear mounted with an accessible height and location?				✓	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?				✓	
<b>F. INTERIOR DOORS</b>						
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	✓				
2.	Do doors at interior accessible routes appear to have compliant hardware?	✓				
3.	Do doors at interior accessible routes appear to have compliant opening force?	✓				
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	✓				
<b>G. ELEVATORS</b>						
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?				✓	Access to publicly-accessible areas does not require use of the elevator.

Section	Subject	YES	NO	UNK	NA	COMMENTS
2.	Is accessible floor identification signage present on the hoistway sidewalls?				✓	
3.	Do the elevators have audible and visual arrival indicators at the entrances?				✓	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?				✓	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?				✓	
6.	Do elevator car control buttons appear to be mounted at a compliant height?				✓	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?				✓	
8.	Are audible and visual floor position indicators provided in the elevator car?				✓	
9.	Is the emergency call system at the base of the control panel and not require voice communication?				✓	
<b>H. TOILET ROOMS</b>						
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?				✓	There are no restrooms intended for public use.
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?				✓	
3.	Does the lavatory faucet have compliant handles?				✓	
4.	Is the plumbing piping under lavatories configured to protect against contact?				✓	
5.	Are grab bars provided at compliant locations around the toilet?				✓	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?				✓	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?				✓	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?				✓	
9.	Do accessories and mirrors appear to be mounted at a compliant height?				✓	
<b>I. HOSPITALITY GUESTROOMS</b>						
1.	Does property management report the minimum required accessible guestrooms?				✓	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?				✓	

## Comments and Observations

No leasing office is provided at the subject Property. The commercial office space is reported to be affiliated with Property ownership and is generally accessible.

### 5.9.3.2 Federal Fair Housing Act

In addition to ADA requirements, multifamily structures may be subject to the Federal Fair Housing Amendments Act of 1988 (FFHAA). These requirements cover multifamily buildings that offer four (4) or more dwelling units if constructed for first occupancy after March 13, 1991. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497).

The Act requires design and construction to meet the seven (7) design requirements listed below.

1. An accessible building entrance on an accessible route that can be used by a person using a wheelchair must be provided.
2. Public and common use areas of the dwellings must be readily accessible to and usable by persons with disabilities.
3. Doors designed to allow passage into and within all premises, usable to a person in a wheelchair, must be provided.
4. An accessible route must be provided into and through the covered dwelling unit to allow passage by a person in a wheelchair.
5. All light switches, electrical outlets, thermostats and other environmental controls requiring access must be provided at accessible locations.
6. Bathroom walls must provide reinforcements to allow for later installation of grab bars and shower seats.
7. Kitchens and bathrooms must be designed to allow an individual in a wheelchair to maneuver about the space.

### ASTM E 2018-15 Uniform Abbreviated Screening Checklist Federal Fair Housing Act (FFHA)

	ITEM	YES	NO	NA	COMMENTS
<b>A. HISTORY</b>					
1.	Was first occupancy at the subject property achieved after March 13, 1991?	✓			
2.	Does the subject property consist of four or more dwelling units?	✓			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?		✓		
<b>B. REQUIREMENT 1 - ACCESSIBLE ROUTES; SITE</b>					
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?	✓			
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?	✓			
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?	✓			
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	✓			
5.	Do ramps appear to have appropriate handrails and edge protection?	✓			
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	✓			

	ITEM	YES	NO	NA	COMMENTS
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	✓			
<b>C. REQUIREMENT 2 - ACCESSIBLE COMMON AREAS</b>					
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.	✓			
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?	✓			
3.	Do the amenities appear to be barrier free and readily accessible?	✓			
<b>D. REQUIREMENT 3 - USABLE DOORS</b>					
1.	Do appropriate doors/entries appear to be designed for accessibility?	✓			
2.	Do interior doors appear to be designed for accessibility?	✓			
<b>E. REQUIREMENT 4 - ACCESSIBLE ROUTES; COVERED UNITS</b>					
1.	Do the interiors of the covered units appear to provide adequate maneuverability?	✓			
<b>F. REQUIREMENT 5 - ENVIRONMENTAL CONTROLS; COVERED UNITS</b>					
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?	✓			
<b>G. REQUIREMENT 6 - REINFORCES WALLS; COVERED UNITS</b>					
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?			✓	Unable to verify, concealed.
<b>H. REQUIREMENT 7 - USABLE KITCHENS/BATHROOMS; COVERED UNITS</b>					
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?	✓			
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?	✓			

## Comments and Observations

As part of our walkthrough survey, we surveyed the property for items of obvious non-conformance. The property appears to be in general conformance with the FFHAA; items of conspicuous nonconformance were not noted.

### 5.9.4 ENERGY REGULATION AND REPORTING

Nova is not aware of any Energy Retro Commissioning actions or energy consumption reporting requirements that are required for the property. As no regulatory compliance actions were identified, no further action is required.

Nova is not aware of any federal, state or local energy consumption reporting requirements. As no regulatory compliance actions were identified, no further action is required.

## 6.0 AREAS OF ADDITIONAL ASSESSMENT

### 6.1 KNOWN PROBLEMATIC BUILDING MATERIALS

Known Problematic Building Materials are identified in Executive Summary Table 1.4 above. When identified, those materials are discussed in the appropriate subsection of Section 3.0 Property Characteristics above.

### 6.2 SUMMARY AND EVALUATION OF HISTORICAL CAPITAL REPAIRS AND REPLACEMENTS, WORK IN PROGRESS, AND PLANNED CAPITAL IMPROVEMENTS

#### 6.2.1 Reported Past Capital Repairs

No information regarding Past Capital Repairs was provided for this assessment.

#### 6.2.2 Work In Progress Observed

No work in progress was observed or reported for this Property at this time.

#### 6.2.3 Planned Capital Improvements and Repairs

No information regarding planned capital expenditures was provided for this assessment.

## 7.0 REPORT REFERENCES, PROCEDURES AND LIMITATIONS

### 7.1 REFERENCES

#### 7.1.1 Interviews and Documents Reviewed

For municipal interviews, please see the Section "CODE ENFORCEMENT" above.

#### Interviews

Interviews		
Name	Contacts	Findings
Joseph Daibes, Property Owner,	201-682-5129	The Site Contact/escort provided relevant information regarding the Property's operational history which has been incorporated into pertinent sections of the report.
Jimie Tomeh	Superintendent	The Site escort provided relevant information regarding the Property's operational history which has been incorporated into pertinent sections of the report.

Interviews provided meaningful information, that has been included in the appropriate sections of this report.

#### Documents Requested and Reviewed

Documentation	Received and Reviewed
Pre-Survey Questionnaire	
Prior Reports	
Certificate of Occupancy	
Current Rent Roll	✓
Maintenance records and warranty information	
Receipts for major repairs within the past 12 months	
Operating and Maintenance Plans in place.	
Wood Destroying Organism reports, and if applicable, repairs	
Elevator, boiler and safety inspection records and certificates	
Information or copies of Building, Zoning, and Fire Code Violations, and if applicable, clearance of violations.	
Planned Capital Improvement Budgets, and Completed Capital Improvement Budgets	
Information regarding legislated or voluntary energy benchmarking, and copies of reporting documents.	
Property information typically provided to prospective tenants.	

The Pre-Survey Questionnaire was provided to the Property, but was not returned, in spite of repeated requests. The Site Contact was interviewed during the on-site visit, and pertinent information has been included in this report.

Source of Site Data	
Gross Floor Area (GFA)	N/A
Net Rentable Area (NRA)	Rent Roll
Number of Parking Spaces	Field Count
Acreage	Tax Appraisal Records
Date of Construction	Site Escort

## 7.1.2 Report Guidance and Purpose

The MPCA was performed in accordance with the American Society for Testing and Materials (ASTM) E 2018-15: Baseline Property Condition Assessment Process and the Fannie Mae scope of work for Multifamily Property Condition Assessment, "Instructions for Performing a Multifamily Property Condition Assessment", Form 4099, dated July 2021, and is subject to the limitations and scope considerations contained within these Standards.

The purpose of this Multifamily Property Condition Assessment is to assess the general condition of the buildings, site, and other improvements at the Property, and determine if conditions exist, which may have a significant impact on the continued operation of the facility during the evaluation period. This report is intended to be utilized by Greystone Servicing Company, LLC and Fannie Mae for the purpose of evaluating the general overall physical condition of the property for the purposes of securing the debt created through the financing of the subject property.

The observations were performed without removing components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. All documentation and information received by Nova is deemed to be reliable and accurate. An independent evaluation of the quality and accuracy of any documents received is beyond the scope of this assessment. The recommendations and opinions of cost provided herein are for observed deficiencies based on the understanding that the facility will continue operating in its present occupancy classification.

This Multifamily Property Condition Assessment is not intended to be used by an owner or borrower, or any other party for the purpose of evaluating specific building components and systems, nor is it intended to be used as an instrument in the purchase negotiations related to the acquisition of real property. The scope and purpose of such a report differs significantly, and may be considerably more detailed and tailored to the specific requirements of a user. This report was not prepared to the level of detail typically recognized for engineering reports in the marketplace for real estate acquisitions. The findings of this Multifamily Property Condition Assessment are not intended for use for design and engineering of remodeling, upgrades or change of use for the Property. Use of the report for any purpose other than evaluation of the property as collateral for a proposed real estate loan is expressly prohibited. Nova assumes no responsibility or liability for any claims that may result directly or indirectly from such use of the report.

This assessment is not a pest or termite inspection report.

## 7.2 PROCEDURES

### 7.2.1 Assessment Methodology

The MPCA Consultant must make reasonable effort to randomly select the units. The Nova Deal Team will have attempted to coordinate this before the site visit. The report must identify whether dwelling units were randomly selected or (i) how the dwelling units were selected for inspection, and (ii) the limitation preventing a random selection.

Management and Nova randomly selected the units that were observed and provided access to other areas of the Property.

### 7.2.2 Ratings Methodology

The following terms are used throughout the report and are defined as follows:

**Excellent:** New or like New

**Good:** Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

**Fair:** Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.

**Poor:** Below average condition for the building system evaluated. Requires immediate repair, significant work or replacement anticipated to return the building system or material to an acceptable condition.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

### 7.2.3 Cost Estimation

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of this report was deemed reliable, Nova prepared general-scope, preliminary cost estimates complete with an appropriate remedy for the deficiency noted. Such remedies and their associated costs were considered commensurate with the Subject's position in the market and prudent expenditures. These estimates 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 buildings 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.

Worthy of note, it is the intent of this report to reflect material physical deficiencies and the corresponding opinion of probable costs (i) be commensurate with the complexity of the Property; (ii) not to minor or insignificant; and (iii) serve the purpose of our client in accordance with their risk tolerances. Opinion of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from our review. If there are more than four separate items that are separate items that are below this threshold amount, but collectively total over \$10,000, such items will be included. Threshold amounts were adopted from ASTM "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (ASTM E 2018-15).

Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the property management, if presented, is assumed by Nova to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Nova's cost estimates were allocated to the following categories:

**Immediate:** Expenditures that require immediate action as a result of (i) existing or potentially material unsafe conditions, (ii) material adverse physical deficiencies impacting existing tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, (v) a condition that if left "as-is", with an extensive delay in element or system failure within one(1) year or a significant escalation in its remedial cost.

Deferred maintenance or deficiencies that fall into the category of chronic maintenance/replacement problem. Physical deficiencies that may not warrant immediate attention but require repairs or replacement that should be undertaken on a priority basis over routine preventative maintenance work. Components or systems that have realized their typical useful expected life and where continued performance should not be relied upon or anticipated.

**Replacement Reserves:** Replacement Reserves are recommended for recurring major capital expenditures that are reasonably predictable both in terms of frequency and cost. Typical examples of this are roofing, parking, appliances, etc., which have a predicable expected useful life and replacement cost. Replacement Reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

Determining whether some expenditure should be categorized as an operational and maintenance expense, a capital reserve expenditure, or excluded altogether as a result of such costs being a tenant responsibility is sometimes subjective. Since such cost classifications may have a major impact on the allocation of funds for replacement reserve and therefore on NOI, efforts were made to minimize such subjective determinations. Such efforts consisted of reviewing historical replacement cost data, if provided by the owner/management, and discussions with the property management pertaining to historical failure rates, replacement programs, tenant responsibilities and categorization of such items, etc.

Estimated costs presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data, as well as Nova's past experience with construction projects. When appropriate Nova solicited and obtained local subcontractual pricing, or utilized historical cost data provided by the property manager.

Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the property management, if presented, is assumed by Nova to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

## 7.3 LIMITATIONS

### 7.3.1 Limiting Conditions

The report represents a statement of the physical condition of the buildings and property based upon visual site observation, professional analysis and judgment, and is current only as the date of the site observation. The report applies only to those portions of the property and/or items and equipment, which were capable of being visually observed. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. In addition, no sampling was conducted of any Property components. Drawings and specifications were available only to the extent described in the report.

Unless otherwise noted, the following activities are excluded from the scope of this MPCA. These activities should not be construed as all-inclusive or imply that any exclusion not specifically noted below is a requirement of this MPCA:

- Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes that obstruct access or visibility;
- Conducting exploratory probing or testing of materials, dismantling or operating of equipment or appliances;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects unless evidence of such presence is readily apparent during the field observer's walk-through survey or such information is provided to the consultant;
- Reporting on the presence or absence of mold unless evidence of such presence is readily apparent during the field observer's walk-through survey or such information is provided to the consultant;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant owned and maintained;
- Entering or accessing any area of the Property deemed by the field observer to pose a threat to the safety of any individual or to the integrity of any building system or material;
- Providing an opinion on the operation of any system or component that is shut down as the field observer will not operate any system or piece of equipment;

- Evaluating any acoustical or insulating characteristics within the Property;
- Providing an opinion on matters regarding security of the Property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the Property's maintenance staff or operated by service companies.
- Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, lead based paint, radon, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within this MPCA's scope.

The report is not to be construed as a warranty or guarantee of future building conditions or as an estimate of value. Cost estimates used in the report are preliminary in nature and represent a range of probable costs. Firm price quotations from contractors, vendors, or suppliers would be required for more detailed costs, and would be based upon a detailed definition of the proposed scope of work.

While no conspicuous evidence of termite damage was observed, this assessment should not be considered as a pest or wood-destroying organism inspection report.

This report is intended to be read in whole. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.

The representations regarding the status of ADA Title III compliance were based on visual observation and without any physical measurement and, thus are only intended to be a good faith effort to assist the client by noting non-conforming conditions along with estimates of costs to correct and are not to be considered to be based on an in-depth study.

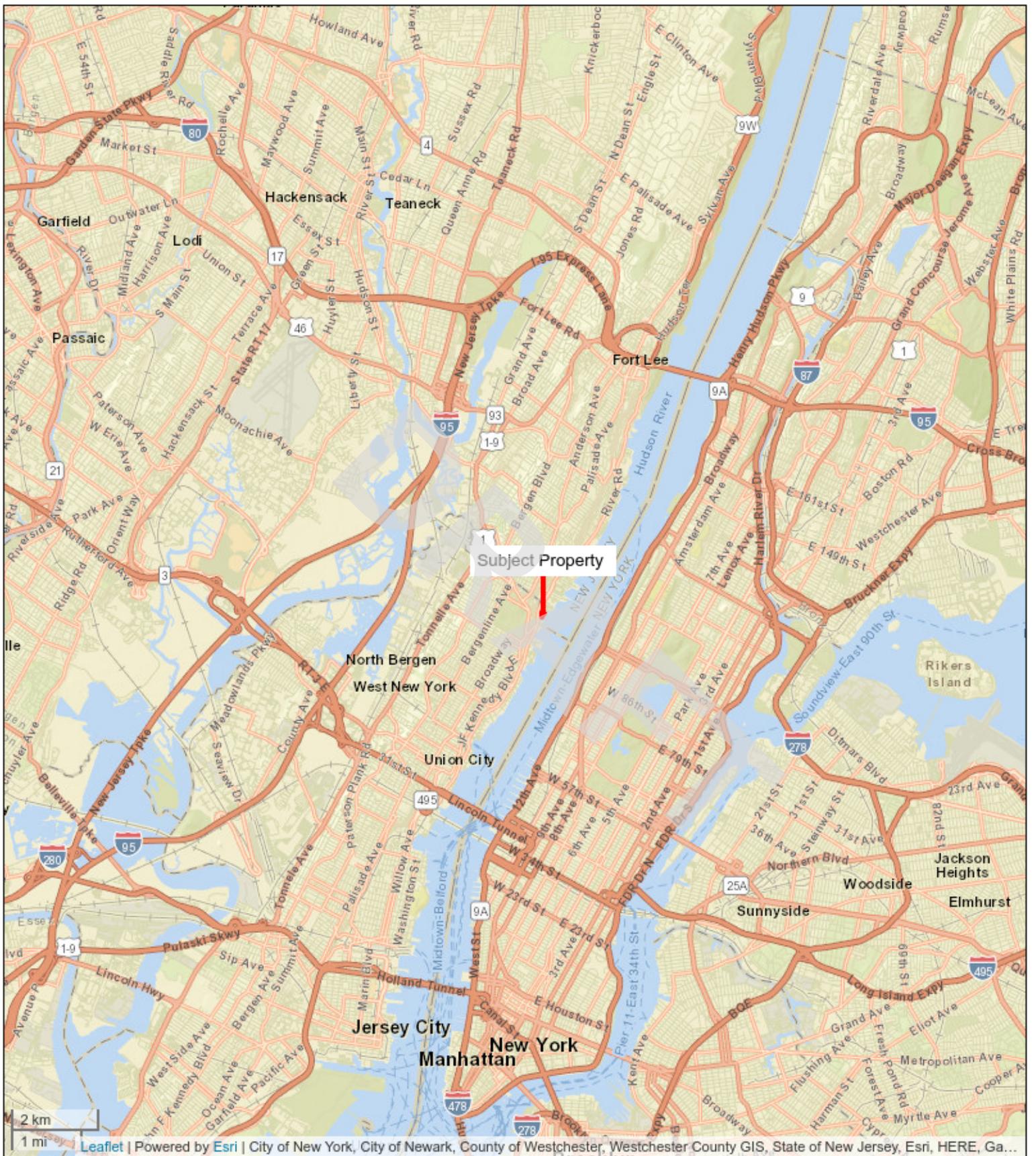
## 8.0 RELIANCE

Authorization to perform this work was given by a directive from Greystone Servicing Company, LLC.

This report is addressed to Greystone Servicing Company, LLC, such other persons and/or entities as may be designated by Client, and their respective successors and assigns (collectively, "Client"), and Fannie Mae and their successors and assigns.

Nova Group, GBC acknowledges and agrees that (i) the report may be relied upon by Fannie Mae, Greystone Servicing Company, LLC, ("Lender") and/or their subsidiaries, affiliates, successors and/or assigns, in determining whether to make a loan evidenced by a note secured by the Property (the "Mortgage Loan"), (ii) the Report may be relied upon by (a) any purchaser or investor in determining whether to purchase the Mortgage Loan or any interest in the Mortgage Loan from the Client and or any securities representing an interest in the Mortgage Loan and (b) any rating agency rating securities representing an interest in the Mortgage Loan, (iii) the report may be referred to in and included with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or such securities, (iv) persons who acquire the Mortgage Loan or an interest in the Mortgage Loan or such securities may rely on the report, and (v) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by Nova Group, GBC.

# **FIGURES: PROPERTY MAPS**



**Property Vicinity Map**

45 River Road  
 45 River Road  
 Edgewater, NJ 07020  
 Project #: B22-6516





**Property Details Map**  
45 River Road  
45 River Road  
Edgewater, NJ 07020  
Project#: B22-6516



**APPENDIX A: PHOTOGRAPHIC  
DOCUMENTATION**



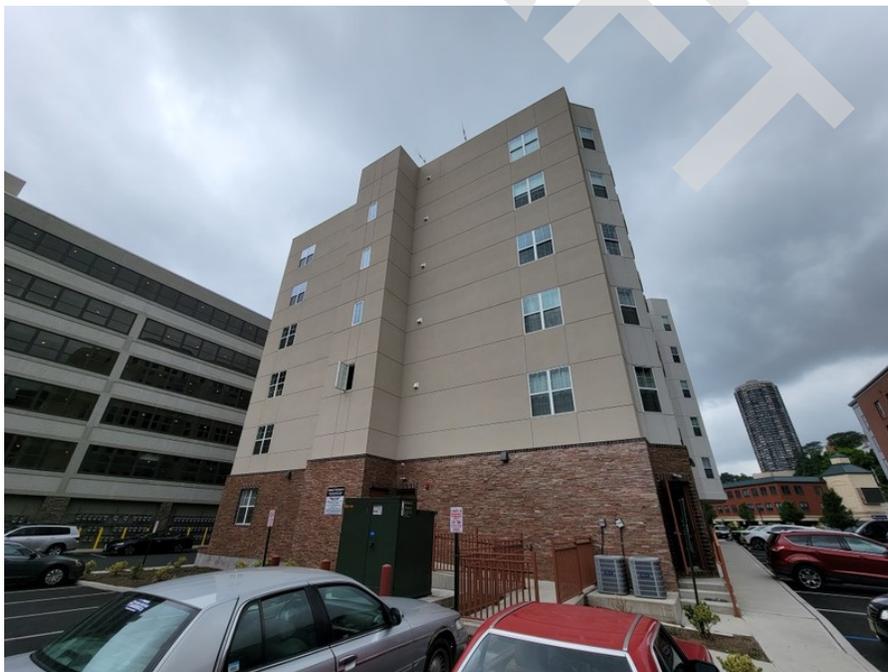
1. East elevation of apartment building



2. West elevation of apartment building



3. South elevation of apartment building (Lower Portion)



4. North elevation of apartment building



5. Curb cut drainage inlet



6. Accessible parking stalls and signage



7. Main vehicular asphalt paved entrance



8. Overlooking the asphalt paved lot



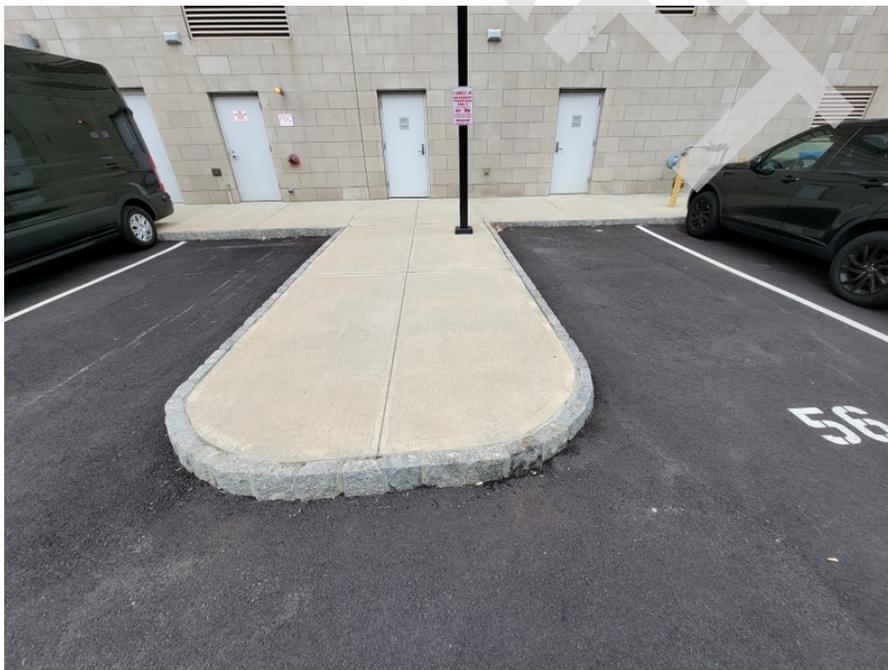
9. Asphalt paved parking lot



10. Western asphalt paved parking lot



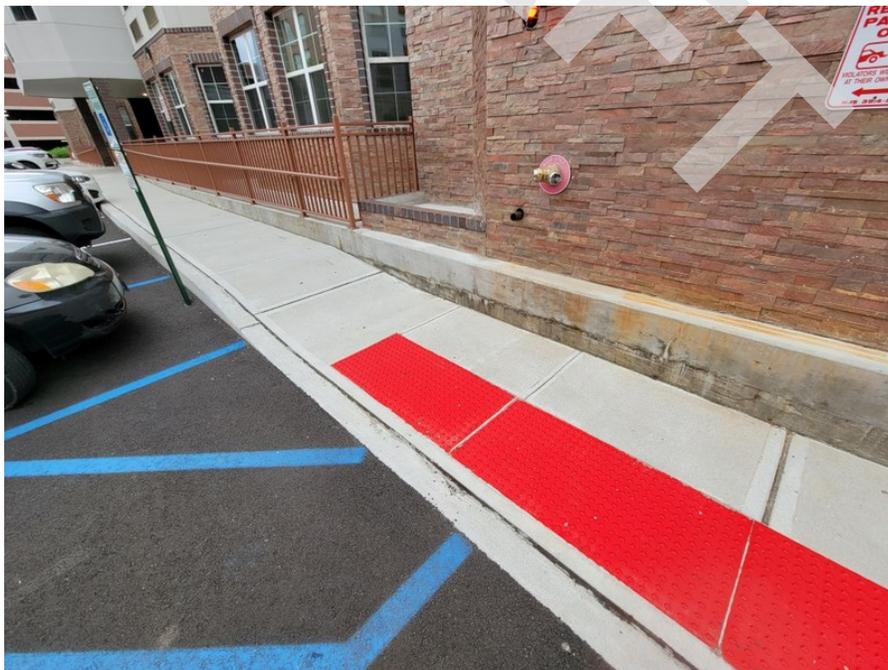
11. Southern asphalt paved parking lot



12. Stone block curbing



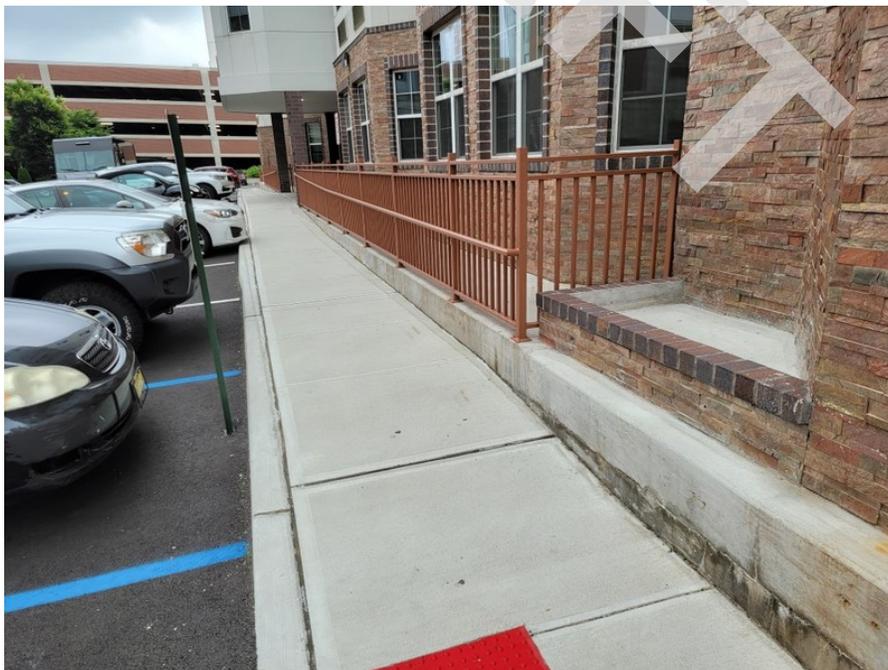
13. Concrete paved apron



14. Curb cut along the concrete sidewalk



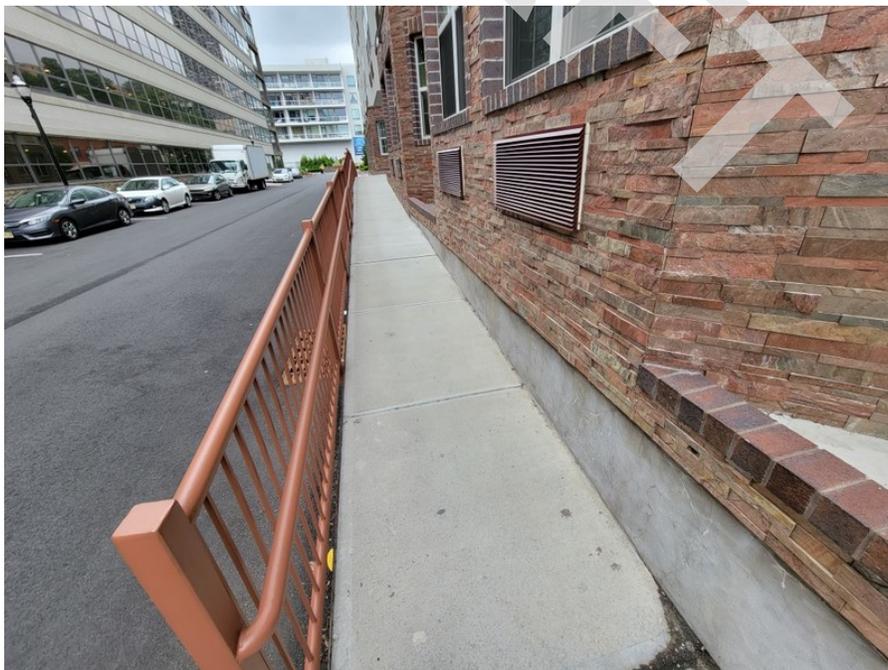
15. Concrete sidewalk pavement



16. Concrete paved sidewalk



17. Concrete steps at the rear entrance



18. Concrete paved ramp



19. Adjacent refuse dumpster trash enclosure



20. Trash compactor equipment



21. Exterior mounted signage



22. South elevation of apartment building (Upper Portion)



23. South elevation of apartment building



24. East elevation of apartment building (Lower Portion)



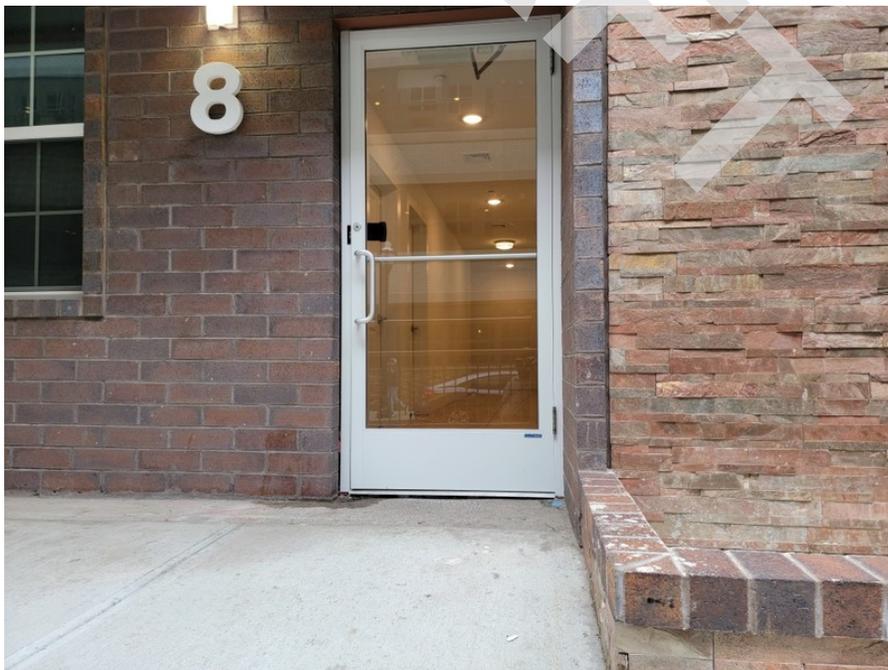
25. East elevation of apartment building (Upper Portion)



26. Rooftop bulkhead



27. Vinyl frame windows



28. Single leaf storefront entrance



29. Exterior metal doors



30. Rooftop metal hatch



31. Single ply TPO membrane



32. TPO roofing system



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33. TPO roofing system



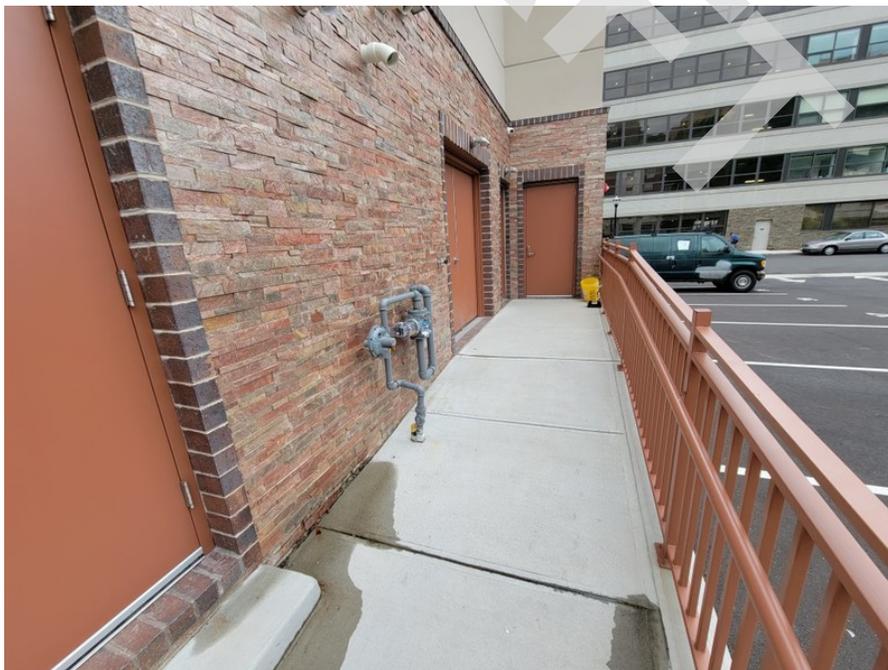
---

34. Minor ponding at the TPO rooftop



---

35. Stained and ponding at the TPO roofing membrane



---

36. Natural gas meter bank



37. Copper piping



38. Central gas-fired hot water heater units



39. Packaged terminal air conditioning unit (PTAC)



40. PTAC exterior metal cover



41. Pad-mounted air cooled condensing units



42. Gas-fired furnace unit



43. Rooftop packaged unit



44. Thermostat unit



45. Pad-mounted electrical transformer unit



46. Tenant central electrical meter bank



47. Main electrical switchgear riser



48. Electrical distribution panel



49. 125-amp electrical disconnect



50. Electrical breaker panel



51. GFCI electrical outlet



52. Central fire alarm panel



53. Fire alarm annunciator panel



54. Main incoming fire sprinkler riser



55. Wet pipe fire sprinkler riser



56. Emergency exit signage



57. Visual strobe light



58. Fire alarm pull



59. Fire department connection



60. Site fire hydrant



61. Elevator cab control panel



62. Elevator cab interior finishes



63. Fire rated steel frame stairwell



64. Commercial space (law office) interior finishes



65. Commercial space (law office) kitchenette cabinetry and appliances



66. Commercial space (law office) accessible toilet room



67. Common laundry washer unit and interior finishes



68. Common laundry dryer unit



69. Tenant central metal mailboxes



70. Elevator lobby bank and interior finishes



---

71. Main lobby area and interior finishes



---

72. Common hallway interior finishes



73. Unit bedroom interior finishes



74. Unit living room interior finishes



75. Bedroom unit interior finishes



76. Unit dining room interior finishes



---

77. Unit vacant bedroom interior finishes



---

78. Vacant living room unit



79. Unit kitchen cabinetry and appliances



80. Kitchen cabinetry



81. Unit refrigerator



82. Electric range unit



---

83. Unit dishwasher



---

84. Over the range microwave unit



85. Unit bathroom interior finishes

**APPENDIX B: SEISMIC RISK  
ASSESSMENT**

# Unified Hazard Tool



Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the [U.S. Seismic Design Maps web tools](#) (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

## ^ Input

Edition

Dynamic: Conterminous U.S. 2014 (u...

Spectral Period

Peak Ground Acceleration

Latitude

Decimal degrees

40.802

Time Horizon

Return period in years

475

Longitude

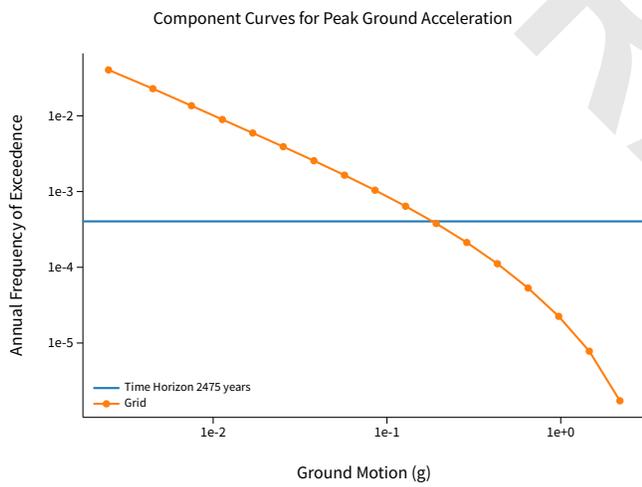
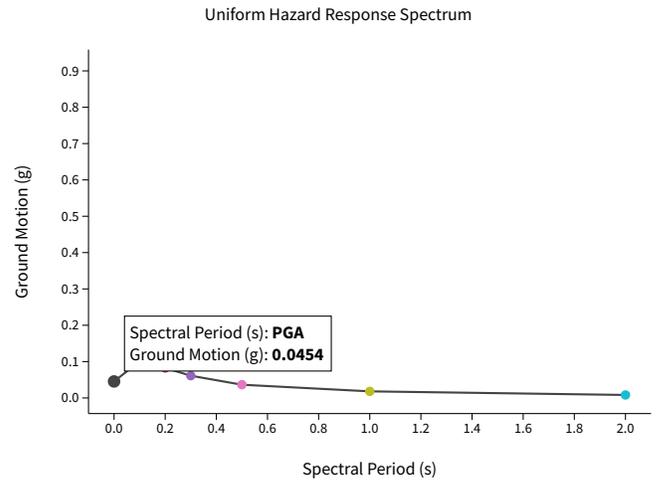
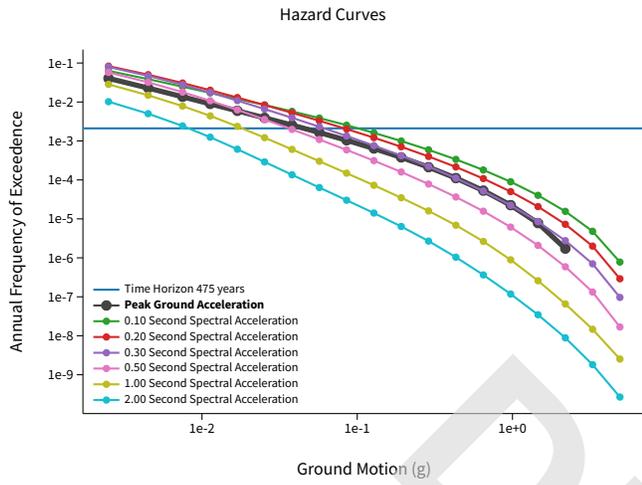
Decimal degrees, negative values for western longitudes

-73.993

Site Class

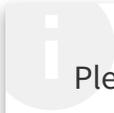
760 m/s (B/C boundary)

# ^ Hazard Curve



[View Raw Data](#)

^ Deaggregation

 Please select “Edition”, “Location” “Site Class”, “Spectral Period” & “Time Horizon“ above to compute a deaggregation.

DRAFT

DRAFT

**APPENDIX C: PRE-SURVEY  
QUESTIONNAIRE**

**APPENDIX D: SUPPLEMENTARY  
DOCUMENTATION**



Borough of Edgewater  
55 River Road  
Edgewater, NJ 07020  
201-9431700

Block: 99 Lot: 1.19 Qual: \_\_\_\_\_  
Work Site Location: 8 Somerset Lane  
Edgewater, NJ 07020  
Owner in Fee: 45 River Road Associates, L.L.C.  
Address: 125 River Road  
Edgewater NJ 07020  
Telephone: 201 840-0050  
Agent/Contractor: Daibes Sons, L.L.C.  
Address: 125 River Road  
EDGEWATER NJ 07020  
Telephone: 201 840-0050  
Lic. No./ Bldrs. Reg.No.: 29636 Federal Emp. No.: 22-2442715  
Social Security No.: \_\_\_\_\_

# CERTIFICATE IDENTIFICATION

Date Issued: 01/06/2022  
Control #: 13805  
Permit #: 20170374

Home Warranty No: N/A  
Type of Warranty Plan:  State  Private  
Use Group: R-2  
Maximum Live Load: \_\_\_\_\_  
Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use: Certificate of Occupancy for Unit 601

Update Desc. of Wk/Use:  
Construction of 75 Affordable Residential Units, Underground Plumbing Stub Out, Plumbing for 76 Units, Temp electrical service, Change of Building Contractor. Change of Building Contractor, Electrical and fire as per plans for Affordable House, Alarm De vices and Sprinkler Heads

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate:

**CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period(\_\_\_\_ years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_

John Candelmo Construction Official

Fees: \$0.00

Paid  Check No.: 8117

Collected by: MW



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201-9431700

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Construction Classification: \_\_\_\_\_  
Maximum Occupancy Load: \_\_\_\_\_  
Certificate Exp Date: \_\_\_\_\_  
Description of Work/Use: Certificate of Occupancy for Unit 601

Update Desc. of Wk/Use:  
Construction of 75 Affordable Residential Units, Underground Plumbing Stub Out, Plumbing for 76 Units, Temp electrical service, Change of Building Contractor. Change of Building Contractor, Electrical and fire as per plans for Affordable House, Alarm De vices and Sprinkler Heads

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Fees: \$0.00

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Collected by: MW

[New Search](#) [Assessment Postcard](#)

Block: 99 Prop Loc: 8 SOMERSET LANE Owner: 45 RIVER ROAD ASSOCIATES LLC Square Ft: 0  
 Lot: 1.19 District: 0213 EDGEWATER Street: 125 RIVER RD UNIT 301 Year Built: 2020  
 Qual: Class: 15F City State: EDGEWATER, NJ 07020 Style:

**Additional Information**

Prior Block: 99 Acct Num: Addl Lots: 1.13 EPL Code: 24 21 990  
 Prior Lot: 1 Mtg Acct: Land Desc: 0.300AC 13061SF Statute: NJSA 40A20-1  
 Prior Qual: Bank Code: 0 Bldg Desc: 76 UNITS Initial: 000000 Further: 000000  
 Updated: 05/01/22 Tax Codes: Class4Cd: 0 Desc: COMMON ELEMENT  
 Zone: Map Page: 9 Acreage: 0 Taxes: 37737.75 / 0.00

**Sale Information**

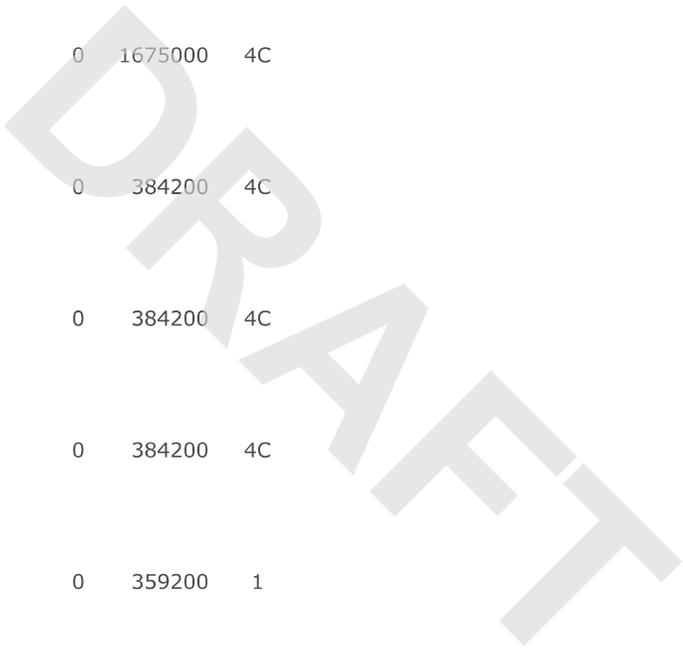
Sale Date: 02/10/15 Book: 1866 Page: 895 Price: 400000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
------	------	------	------	-------	-----	-------	---------

**TAX-LIST-HISTORY**

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2022</u>	8 SOMERSET LANE	1100000 5300000 6400000	0	6400000	15F
<u>2021</u>	8 SOMERSET LANE	1100000 575000 1675000	0	1675000	4C
<u>2020</u>	45 RIVER ROAD	359200 25000 384200	0	384200	4C
<u>2019</u>	45 RIVER ROAD	359200 25000 384200	0	384200	4C
<u>2018</u>	45 RIVER ROAD	359200 25000 384200	0	384200	4C
<u>2016</u>	45 RIVER ROAD	359200 0 359200	0	359200	1
<u>2015</u>	45 RIVER ROAD	12354500 100000 12454500	0	12454500	4A

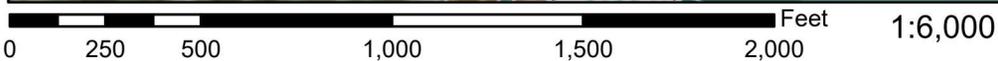
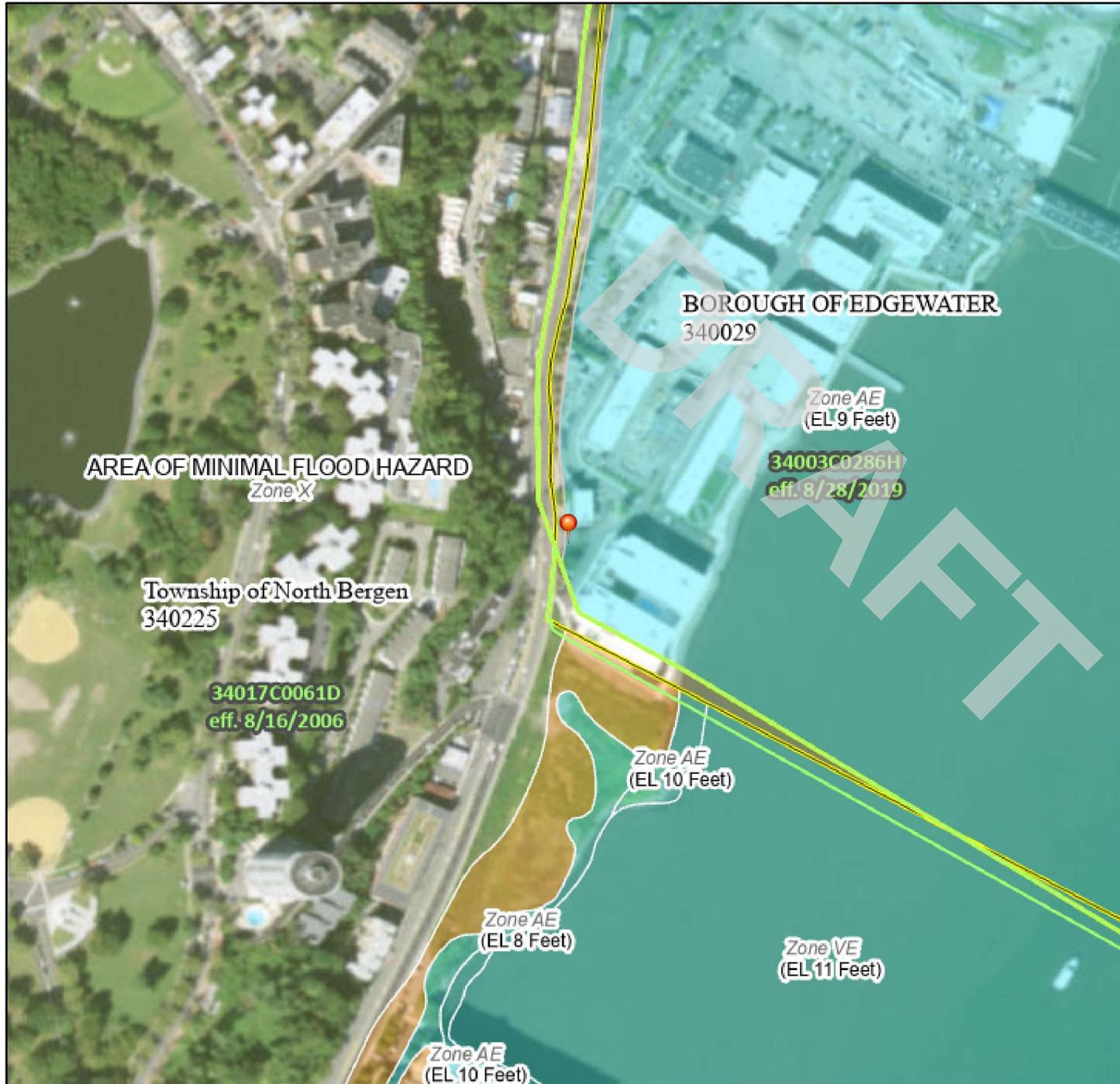
\*Click on Underlined Year for Tax List Page



# National Flood Hazard Layer FIRMMette



73°59'55"W 40°48'20"N



73°59'18"W 40°47'53"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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		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 6/30/2022 at 6:16 AM 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.

**OPEN PUBLIC RECORDS ACT REQUEST FORM**

**BOROUGH OF EDGEWATER**  
**55 River Road**  
**Edgewater, New Jersey 07020**  
**Phone 201-943-1700 Fax201-943-9242**

**Important Notice: This link contains important information related to your rights concerning government records. Please read it carefully.**

[Read Document](#)

**First Name\***

Miguelino

**Last Name\***

Joseph

**Email Address**

Miguelino.Joseph@gmail.com

**Address\***

20 Monsey Boulevard

**City\***

Monsey

**State\***

NY

**Zip\***

10952

**Telephone\***

6464575467

**Fax**

**Preferred Delivery:\***

Pick Up

On-Site Inspect

Fax

Email

US Mail

**If you are requesting records containing personal information, please check of one: Under penalty of N.J.S.A. 2C:28-3 I certify that I**

HAVE

HAVE NOT

**been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.**

**Signature: \_\_\_\_\_ Date: \_\_\_\_\_ \***

Miguelino Joseph 06/30/2022

By submitting this form you have consented to an electronic signature.

**Record Request Information:\***

**Property: 8 Somerset Lane, Edgewater New Jersey 07020**

- 1. Copy of Certificate of Occupancy**
- 2. Copy of any outstanding or open Building code violations inspection report?**
- 3. Copy of any outstanding or open Fire code violations inspection report?**
- 4. Copy of any outstanding or open Zoning code violations inspection report?**
- 5. Copy of any open permits**

Please be specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such means of delivery.

**Payment Information**

Cash

Check

Money Order

Select a  
Payment

Method

Fees:

Letter size packages - \$0.05 per page

Legal size: pages - \$0.07 per page

Other Materials: (CD, DVD, etc) - actual cost

Delivery: Delivery / postage fees additional depending on delivery type.

Extras: Special service charge dependent upon request.

## REQUEST FOR RECORDS UNDER THE COMMON LAW

If, in addition to requesting records under OPRA, you are also requesting the government records under the common law, please check the box below. A public record under the common law is one required by law to be kept, or necessary to be kept in the discharge of a duty imposed by law, or directed by law to serve as a memorial and evidence of something written, said, or done, or a written memorial made by a public officer authorized to perform that function, or a writing filed in a public office. The elements essential to constitute a public record are that it be a written memorial, that it be made by a public officer, and that the officer be authorized by law to make it.

**I am also requesting the documents under common law.**

Yes,

**If the information requested is a "public record" under common law and the requestor has a legally recognized interest in the subject matter contained in the material, then the material must be disclosed if the individual's right of access outweighs the State's interest in preventing disclosure. Please set forth your interest in the subject matter contained in the requested material:**

*Note that any challenge to a denial of a request for records under the common law cannot be made to the Government Records Council, as the Government Records Council only has jurisdiction to adjudicate challenges to denials of OPRA requests. A challenge to the denial of access under the common law can be made by filing an action in Superior Court.*



Miguelino Joseph &lt;miguelino.joseph@gmail.com&gt;

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**OPRA REQUEST RESPONSE**

1 message

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**Nikki D'Anna** <ndanna@edgewaternj.org>  
To: "miguelino.joseph@gmail.com" <miguelino.joseph@gmail.com>

Thu, Jun 30, 2022 at 3:22 PM

Good Afternoon,

Please see attached and below and accept this as my formal response to your OPRA submitted on June 30, 2022.

1. There are no building or zoning code violations for the requested address.
2. There are no open building permits for the requested address.
3. There are no fire violations for this requested address.

Thank you,

**Nicolette D'Anna****Borough of Edgewater – “On the Hudson”****Bergen County, New Jersey****55 River Road, Edgewater NJ 07020****201-943-1700 ext. 3135**

ndanna@edgewaternj.org

<https://www.edgewaternj.org>

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**5 attachments** **DOC001.pdf**  
461K **DOC002.pdf**  
894K **DOC003.pdf**  
611K **DOC004.pdf**  
712K**DOC005.pdf**



DRAFT

Rent Roll

As of Date: 07/01/2022

Select By: Move In Date

Unit	Tenant Name	Unit Sqft	Rent	% of Market Rent	Move In
100	Robert P. Travers Esq.	0	1,000.00		2/16/2022
101	Lynn Carney	720	1,159.00	60	1/1/2022
102	Frances Hoyo	720	1,587.00	80	1/1/2022
103	Deborah Santana	720	1,159.00	60	2/1/2022
104	Jhonathon Rivera	1,040.00	0		12/1/2021
105	Michael lafelice	720	1,150.00	60	2/1/2022
106	Angel Mavrianos	720	1,587.00	80	7/1/2022
107	Salwa Ishakou	1,040.00	1,231.00	60	2/1/2022
201	Mariah Rivera	740	1,587.00	80	2/1/2022
202	Blanca Galindo	730	518	30	1/1/2022
203	Miriam Feria	730	1,159.00	60	1/1/2022
204	Patricia Coyle	720	1,587.00	80	2/1/2022
205	Rosa Emilia Medina	720	1,587.00	80	6/1/2022
206	Alicia Beghyn	730	1,300.00	80	6/1/2022
207	Phillip Tarabola	730	1,587.00	80	1/1/2022
208	VACANT	730	518.00	30	
209	Assam Ahmed	730	1,159.00	60	1/1/2022
210	Louis lafelice	730	1,587.00	80	5/1/2022
211	Juan Padilla	720	1,587.00	80	4/1/2022
212	David Nguyen	720	1,587.00	80	12/1/2021
213	Khaled Atshan	730	1,159.00	60	5/1/2022
214	Kristin Brenneman	730	1,587.00	80	4/1/2022
301	Marianna Mendonca	740	1,587.00	80	4/1/2022
302	VACANT	730	1,159.00	60	
303	Meirna Hanna	730	1,587.00	80	4/1/2022
304	Arianna Aponte	720	1,587.00	80	12/1/2021
305	Diego Miranda	720	1,159.00	60	12/1/2021
306	Marcia Pinto	730	1,159.00	60	12/1/2021
307	Allison DeLeon	730	1,159.00	60	12/1/2021
308	Antonio Gagliardi	730	1,159.00	60	12/1/2021
309	VACANT	730	1,159.00	60	
310	VACANT	730	1,159.00	60	
311	VACANT	720	518.00	30	
312	Carlos Cappobianco	720	1,587.00	80	12/1/2021
313	VACANT	730	1,587.00	80	

314	VACANT	730	1,159.00	60	
401	Chryssi Vamvakidis	740	1,587.00	80	12/1/2021
402	VACANT	730	1,159.00	60	
403	Pamela Richardson	730	1,587.00	80	1/1/2022
404	Aaron Lewis	720	1,159.00	60	12/1/2021
405	VACANT	720	1,587.00	80	
406	VACANT	730	1,587.00	80	
407	VACANT	730	1,587.00	80	
408	VACANT	730	1,587.00	80	
409	Maria Calautti	730	1,159.00	60	12/1/2021
410	Maria Robertson	730	1,159.00	60	1/1/2022
411	Hazel Tally	720	1,587.00	80	6/1/2022
412	Ramzi Jaloudi	720	1,159.00	60	12/1/2021
413	Sarah Passante	730	1,587.00	80	1/1/2022
414	Margaret Ferry	730	1,587.00	80	12/1/2021
501	Karim Gamil	740	1,159.00	60	12/1/2021
502	Linda Calbi	730	1,159.00	60	1/1/2022
503	China McRae	730	1,587.00	80	4/1/2022
504	Jean Nehme	720	518	30	2/1/2022
505	Rosjannie Checo	720	1,587.00	80	6/1/2022
506	VACANT	730	1,587.00	80	
507	VACANT	730	1,587.00	80	
508	VACANT	730	1,587.00	80	
509	VACANT	730	518	30	
510	VACANT	730	1,587.00	80	
511	Dean Salerno	720	1,587.00	80	1/1/2022
512	Wakimba Davenport	720	1,159.00	60	12/1/2021
513	Nabil Hanna	730	1,159.00	60	12/1/2021
514	Nicholas Cockinos	730	1,159.00	60	1/1/2022
601	VACANT	740	518.00	30	
602	Joel Torres	730	1,159.00	60	3/1/2022
603	VACANT	730	518.00	30	
604	Zakaria Hadla	720	1,159.00	60	3/1/2022
605	Regina Pellegrino	720	1,159.00	60	5/1/2022
606	Austin Petgrave	730	1,587.00	80	6/1/2022
607	Noritza Perito	730	1,159.00	60	12/1/2021
608	Steven Zitzman	730	1,587.00	80	4/1/2022
609	Harry Muniz	730	1,587.00	80	2/1/2022
610	Steven DelGaudio	730	1,159.00	60	1/1/2022
611	Ozgur Kose	720	1,159.00	60	12/1/2021
612	Brandon Sebahie	720	518	30	12/1/2021
613	Daniel DeMiglio	730	1,587.00	80	1/1/2022
614	Mariana Deassis	730	1,587.00	80	1/1/2022

78 Total 56,630.00 79,887.00

59 Total Occupied  
75.64 % Occupied

19 Total Vacant  
24.36 % Vacant

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**APPENDIX E: SOLAR PV SYSTEM  
MODULE REPORT (No  
Documents Are Associated With  
This Appendix)**

# APPENDIX F: QUALIFICATIONS

## Miguelino Joseph NOVA ASSOCIATE

### PROFESSIONAL EDUCATION

Bachelor of Architecture, Rensselaer Polytechnic Institute of New York, Troy, New York – 2011

### CERTIFICATIONS/QUALIFICATIONS

- ◆ Property Condition Assessment (PCA) Experience, 6+ years
- ◆ Multifamily PCA Experience, 6+ years
- ◆ HUD REAC Multifamily Inspection Training

### SELECTED EXPERIENCE

Mr. Joseph has over six years of consulting experience in the property condition industry throughout the United States. He has conducted Property Condition Assessments (PCAs), energy audits and Construction Loan Monitoring (CLM) for a wide range of local and national clients, including government agencies, banks, agency lenders, investment banks, life companies, law firms and property owners. The properties he has evaluated have included multifamily residential, retail, office, industrial and hospitality.

Mr. Joseph has provided hundreds of property condition assessments in accordance with ASTM 2018, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD guidelines and other client specific scopes of work. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves needed to maintain a property, based on his observations and interviews with personnel familiar with the property.

### PROFESSIONAL ORGANIZATIONS

- ◆ National Organizations of Minority Architects
- ◆ National Society of Black Engineers

## MATT MURAWSKI

### SENIOR PROJECT MANAGER

#### PROFESSIONAL EDUCATION

Bachelor of Science, Technical Systems Management – Construction Management, University of Illinois at Urbana – Champaign, Champaign County, Illinois, December 2014

#### CERTIFICATIONS/QUALIFICATIONS

- ◆ International Association of Certified Home Inspectors (InterNACHI) (No. 15091616)
- ◆ EPA/AHERA Asbestos Building Inspector Course, Initial and Annual Refresher
- ◆ Termites and Other Wood Destroying Pests Training
- ◆ Property Condition Assessment (PCA) Experience, 5+ years
- ◆ Multifamily PCA Experience, 5+ years
- ◆ Environmental Site Assessment (ESA) Experience, 5+ years
- ◆ Multifamily ESA Experience, 5+ years
- ◆ Multifamily ASHRAE Level I and II Energy Assessment Experience, 3+ years

#### SELECTED EXPERIENCE

Mr. Murawski has over five years of consulting experience in the environmental and property condition industry throughout the United States. He has conducted Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) for a wide range of local and national clients, including government agencies, banks, agency lenders, investment banks, life companies, law firms, and property owners. The properties he has evaluated have included multifamily residential, retail, office, industrial, and hospitality.

Mr. Murawski has provided hundreds of PCAs in accordance with ASTM 2018, Fannie Mae Delegated Underwriting Standards (DUS), Freddie Mac guidelines, HUD guidelines, and other client-specific scopes of work. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical, and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves needed to maintain a property, based on his observations and interviews with personnel familiar with the property.

Mr. Murawski has provided hundreds of ESAs in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards (DUS), Freddie Mac guidelines, HUD guidelines, and other client-specific scopes of work. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold, and radon.

Mr. Murawski has over three years of experience completing over fifty ASHRAE Level I and II Energy audits in accordance with Freddie Mac, Fannie Mae, and other client-specific guidelines.

#### PCA

- ◆ Ark Grove Apartments (Bensalem, PA) – Multifamily property consisting of 75 buildings, 1,000+ units, and five distinct phases
- ◆ 2500 Biscayne Boulevard (Miami, FL) – 17-story mixed-use commercial and luxury high rise apartment building
- ◆ Porterdale Mill Lofts (Porterdale, GA) – Historic mill building constructed in 1888, including a decommissioned hydroelectric dam
- ◆ Hub City Lofts (Hattiesburg, MS) – Historic buildings constructed in the early 1900s and converted to multifamily
- ◆ 618 Bushwick (Brooklyn, NY) – Former church and school constructed in the 1890s and converted to multifamily



## SARAH OHLMEIER, EP SENIOR PROJECT MANAGER

### PROFESSIONAL EDUCATION

Bachelor of Arts, Geology, Colorado College, Colorado Springs, CO, 2003

### CERTIFICATIONS/QUALIFICATIONS

- ◆ Environmental Professional (EP) in Accordance with ASTM E1527-13
- ◆ AHERA Certified Asbestos Inspector
- ◆ AHERA Certified Asbestos Management Planner
- ◆ OSHA 40-Hour HAZWOPER Training, Supervisor, and Annual 8-Hour Refresher
- ◆ HAZMAT for Portable Gauges
- ◆ Nuclear Density Gauge Operations and Radiological Safety
- ◆ Termites and Other Wood Destroying Pests Training
- ◆ Environmental Site Assessment (ESA) Experience, 15+ years

### SELECTED EXPERIENCE

Mrs. Ohlmeier is a Senior Project Manager with more than 15 years of professional experience in the environmental and geotechnical consulting industry. In this capacity, she is responsible for conducting and managing Phase I ESAs, Phase II subsurface investigations, hazardous materials inspections, geotechnical investigations, and other related services for various clients, including private owners/investors, governmental agencies, lending institutions, real estate investment trusts, and attorneys. Her experience includes the assessment of various types of real estate, including development land, agricultural, commercial, medical, retail, single and multifamily residential, hospitality, and industrial. Mrs. Ohlmeier maintains expertise in environmental rules and regulations pertaining to the environmental consulting industry, including ASTM E1527, USEPA All Appropriate Inquiry (AAI) rules, Fannie Mae Delegated Underwriting Standards (DUS), Freddie Mac guidelines, and client-specific scopes of work.

### PHASE I ESAs

Mrs. Ohlmeier has conducted and reviewed thousands of Phase I ESAs throughout the United States in accordance with ASTM E1527, and the USEPA All Appropriate Inquire rule. The properties include gas stations, automobile dealerships, manufacturing and industrial facilities, multi-tenant commercial buildings, dry cleaning facilities, residential subdivisions, and undeveloped land.

### PHASE II ESAs AND REMEDIATION OVERSIGHT

Mrs. Ohlmeier is proficient in the management and execution of a wide range of Phase II ESAs and subsurface investigations involving various drilling and sampling techniques for the collection of analytical samples to address environmental concerns/risks primarily identified during the completion of Phase I ESAs and other due diligence assessments.

Mrs. Ohlmeier has overseen remediation of contaminated sites through processes including soil vapor extraction, excavation, groundwater monitoring, and bioaugmentation.





[novagroupgbc.com/carbonneutral](http://novagroupgbc.com/carbonneutral)