

# Executive Summary

The conclusions of this report are supported by the onsite inspection data collected and the information provided by Property Management. The information we received indicated that the building was first constructed in 1999 and no significant renovations have taken place since.

**The observations and recommendations in this report are based upon the sources noted here and the conditions observed at the time of the site assessment, and cannot account for changes in maintenance since then, or for unforeseen damage.**

## PROPERTY OVERVIEW

Panas Place is a garden style family property with 66 units made up of one, two, and three-bedroom townhouse style units in fifteen two-story buildings. Each unit has a small patio and yard. There is also a Community Building that houses offices, a laundry room and the community room. There are three children's play areas and a basketball court.

## SUMMARY OF CONDITIONS AND RECOMMENDATIONS

The overall condition of the of the site and building is good for its age. The building is covered with hardboard siding and trim. This material has a limited life – the siding has started to show some damage and moisture staining is some areas and some sections of trim have deteriorated. For the near to mid-term repairs timely painting with a high-quality paint can extend the life of the siding. In the long term replacing the hardboard with a cementitious product like Hardie panel will provide a long life to the structure. We did not get an age on the roof but it seems to have five to ten years of useful life left.

There is a large area of asphalt driveway and parking. Much of it is in need of some repair. All of it should be seal coated as soon as possible to reduce further deterioration.

The wood fencing that surrounds the property and divides the private unit backyard is weathered and in fair to poor condition. The perimeter fencing does not provide a lot of security and people have broken into the property by easily removing wood board. A chain link fence with privacy slats would somewhat improve the security of the site. The backyard fences should be repaired, and a cap made of a composition material like "Trex" would extend their useful life.

The aluminum windows and sliding glass doors are old and have minimal thermal insulation quality. They should be replaced with new vinyl windows with far greater insulation quality. The blown-in attic insulation should also be increased to R-38 from the original-30 that has settled and been disrupted in places.

The units are in generally good condition and there are ongoing upgrades being done to the unit finishes and fixtures.

The property is well maintained but can use some capital improvements in order to extend its life as a very pleasant and comfortable seniors property.