

Alita

Construction Services

Physical Site Observation Report

*Note: Full Report will contain additional property info, pictures (& categories), narrative, & cost guidance



Physical Information



Address	1234 Main Ave
City State Zip	Houston TX 12345
Year of Construction	2023
Total Units	252
Total Rentable Sq Ft	218,184
Avg Sq Ft / Unit	866
# Beds Baths	372 360
Land Area (Acres)	10.004
Density (Units / Acre)	25.19
# Total Parking Spaces	424 Surface
Parking Ratio Per Unit Bed	1.68

Source: OM



Site | Landscape | Hardscape

Parking & Drive

- Drive lanes and parking lot are concrete throughout property
- Nearly all concrete is in good shape with no need for repairs (with the exception of very minor spots noticed around drain grates (pg 29, pictures 2 & 5))
- Property mentioned restripe recently took place, but doesn't appear entire property received as some crosswalks and parking spaces do not have additional / new coat

Sidewalks & Curbing

- It was observed that nearly all fire lane paint markings on curbs have been redone recently
- All sidewalks & curbing throughout the property appear to be in good shape with no need for repairs

Landscape & Drainage

- Generally the site is in good shape with no overgrown trees, shrubs, or other plant materials
- A few areas were observed (between buildings 3 & 4, 5 & 6, and between 8 & 9) where these areas don't appear to receive sufficient sunlight to assist with proper grass growth. These areas have grown in thin and have a higher concentration of weeds than the rest of the property (pg 32, pictures 2, 3, 5, 7, & 9). Some of these areas also appear to be low and are not properly draining water (pictures 5 & 7) and perhaps holding some water up against the buildings
- A couple of areas were observed with damaged irrigation boxes (pg 32, picture 6)
- Property mentioned they had a bid in hand for a remulch of the entire property, which is definitely a need. It appears that areas around the entrance & clubhouse / leasing building have been recently remulched but the rest of the property is in need. The lack of mulch is allowing the elements (rain) to continue washing away soil, creating the potential for further erosion (which is starting to occur from underneath the HVAC pads)

Site Lighting

- Site lighting throughout site & parking appears to be consistent and in good shape. The property was not walked during a time when the lights were necessary so it is unknown if all are working properly.



Building Exteriors

Building Façade

- Building façade includes combination of cementitious lap siding, with both cementitious and wood trim
- All buildings appear to have the same paint color scheme
- It was observed (throughout the property) that all exterior cementitious trim (bands, inside corner boards, outside corner boards, window trim, patio trim, etc) has one coat of white paint, showing the overspray of the darker body colors underneath. From a protection standpoint, this may be ok since the cementitious trim is already primed and has the blue / beige color as a first coat, but there is obvious "streaking" showing since the coat of white trim paint is thin. Refer to pages 45 & 46 for examples. Some pictures show where a second coat of trim paint was also applied (pg 45, pictures 5 & 8), revealing how the rest is thin. From an aesthetic standpoint, the Owner may prefer to have this all uniform.
- Several locations throughout the property (reference pg 44, picture 7 for location on building, pg 47 for examples) where the horizontal trim has paint that is peeling with some areas that may not have been primed properly. It's also possible that the paint used for the application of these areas wasn't applied thoroughly. These areas should be repainted as necessary in order to keep adequate paint coverage of the building material.
- A few locations were observed where separation has occurred between trim at outside corners, mainly located at building entrances. These should be recaulked & painted. (pg 48, pictures 2, 6 & 7)
- A few locations were observed of paint overspray on the window frames, mostly the dark blue body color (pg 48, pictures 4 & 9).
- Evidence of some potential new building settlement as some siding joints have slightly displaced from original installation (pg 49, pictures 1 and 5)
- Some areas throughout property where siding has been likely damaged by lawn maintenance equipment.

Breezeway Ceilings

- A few observations of breezeway ceiling cracks, likely due to initial building settlement. Some have been repaired, some are in need of repair.

Patio Ceilings

- All patio ceilings on all levels are drywall with orange peel texture
- Patio lighting is provided by a single flush mount fixture located on ceilings.
- One repair was observed, which appears to have been an incorrectly located light fixture and was moved after drywall was installed (pg 51, picture 5)

Patios & Railings

- Patios appear to be in good shape and flashed properly (have not confirmed with construction drawings at time of report)
- Water heater for unit is located within closet located on outside patio

Cost Guidance & Condition Rating - Detail



Site | Landscape | Hardscape

Parking & Drive	Qty	Unit	Cost Per	Extended Cost	Per (Total) Units	Req	Rec	Rep
Additional parking lot striping as needed	1	LS	\$ 4,000	\$ 4,000	\$ 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor concrete parking repairs	1	LS	\$ 1,200	\$ 1,200	\$ 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking & Drive				\$ 5,200	\$ 21			
Required				\$ -	\$ -			
Recommended				\$ 5,200	\$ 21			
Reposition				\$ -	\$ -			

Landscape & Drainage	Qty	Unit	Cost Per	Extended Cost	Per (Total) Units	Req	Rec	Rep
New mulch throughout property	1	LS	\$ 12,000	\$ 12,000	\$ 48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allowance for sod repairs	1	LS	\$ 2,500	\$ 2,500	\$ 10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Allowance for minor irrigation repairs	1	LS	\$ 750	\$ 750	\$ 3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape & Drainage				\$ 15,250	\$ 61			
Required				\$ 12,000	\$ 48			
Recommended				\$ 3,250	\$ 13			
Reposition				\$ -	\$ -			

Gates & Fencing	Qty	Unit	Cost Per	Extended Cost	Per (Total) Units	Req	Rec	Rep
Repair to SE gate - gate back on track	1	LS	\$ 500	\$ 500	\$ 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stone column grout repairs	1	LS	\$ 500	\$ 500	\$ 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cover footings of perimeter fence as needed	1	LS	\$ 1,000	\$ 1,000	\$ 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paint touchups - perimeter fence & gates	1	LS	\$ 1,500	\$ 1,500	\$ 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gates & Fencing				\$ 3,500	\$ 14			
Required				\$ 500	\$ 2			
Recommended				\$ 3,000	\$ 12			
Reposition				\$ -	\$ -			

Cost Guidance & Condition Rating - Detail



Building Exteriors

Building Façade	Qty	Unit	Cost Per	Extended Cost	Per (Total) Units	Req	Rec	Rep
Option to paint all trim, 2nd coat of trim color	1	LS	\$ 63,000	\$ 63,000	\$ 250	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Touchup box trim (peeling) @ HVAC & entry locations	1	LS	\$ 3,780	\$ 3,780	\$ 15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Allowance for misc caulking & paint touchup	1	LS	\$ 5,040	\$ 5,040	\$ 20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clean overspray off vinyl windows	1	LS	\$ 1,250	\$ 1,250	\$ 5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Misc siding repairs	1	LS	\$ 1,500	\$ 1,500	\$ 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Building Façade	\$ 74,570	\$ 296
Required	\$ -	\$ -
Recommended	\$ 74,570	\$ 296
Reposition	\$ -	\$ -

Breezeway Ceilings	Qty	Unit	Cost Per	Extended Cost	Per (Total) Units	Req	Rec	Rep
Allowance for seam repairs	1	LS	\$ 2,500	\$ 2,500	\$ 10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Breezeway Ceilings	\$ 2,500	\$ 10
Required	\$ -	\$ -
Recommended	\$ 2,500	\$ 10
Reposition	\$ -	\$ -

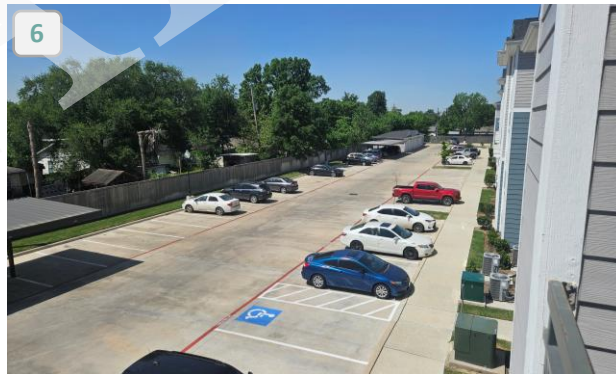
Allowance for railing paint touchup	1	LS	\$ 2,000	\$ 2,000	\$ 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Patios & Railings	\$ 2,000	\$ 8
Required	\$ -	\$ -
Recommended	\$ 2,000	\$ 8
Reposition	\$ -	\$ -

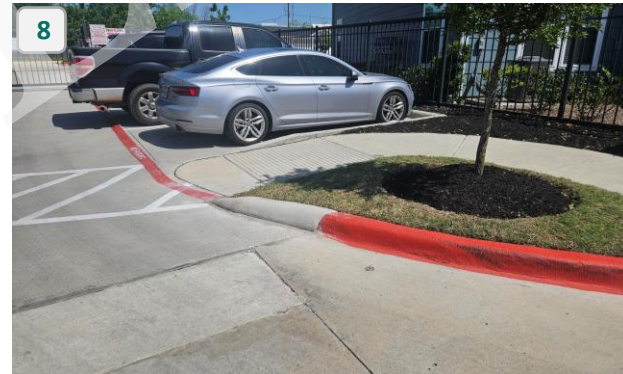
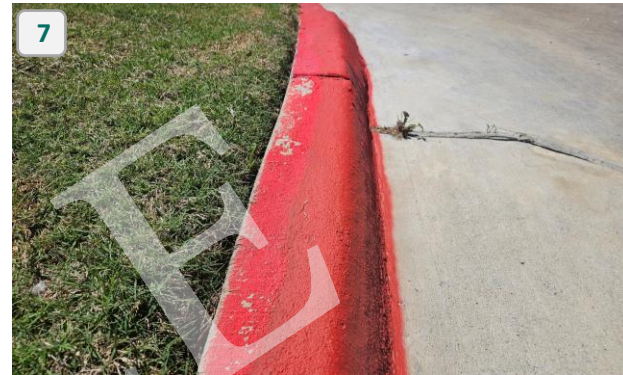
Doors & Windows	Qty	Unit	Cost Per	Extended Cost	Per (Total) Units	Req	Rec	Rep
Allowance for door paint touchup	1	LS	\$ 500	\$ 500	\$ 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Allowance for screen repairs	1	LS	\$ 500	\$ 500	\$ 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Doors & Windows	\$ 1,000	\$ 4
Required	\$ -	\$ -
Recommended	\$ 1,000	\$ 4
Reposition	\$ -	\$ -

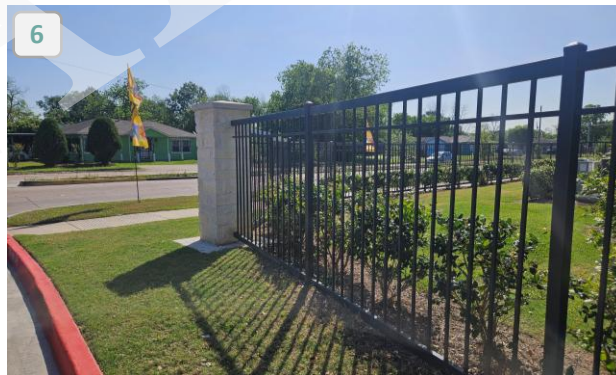
Site Pictures: Site / Landscape / Hardscape | Parking & Drive



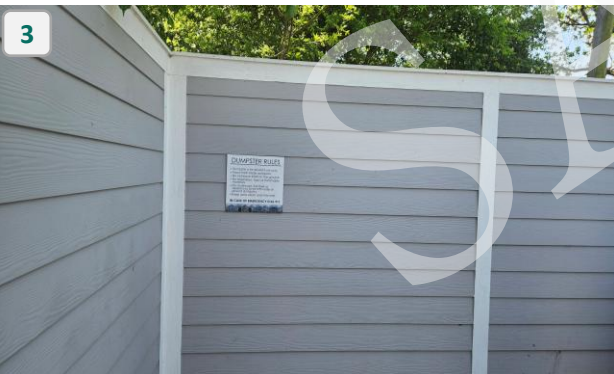
Site Pictures: Site / Landscape / Hardscape | Sidewalk & Curbing



Site Pictures: Site / Landscape / Hardscape | Gates & Fencing



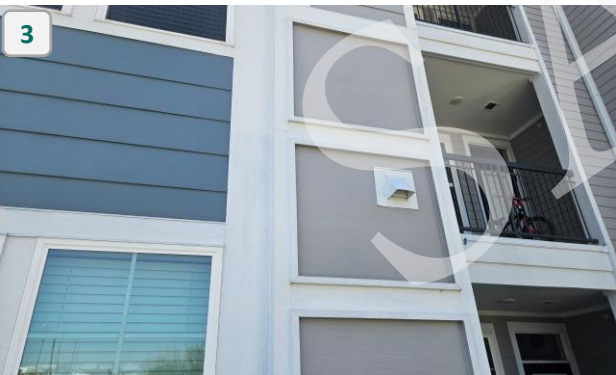
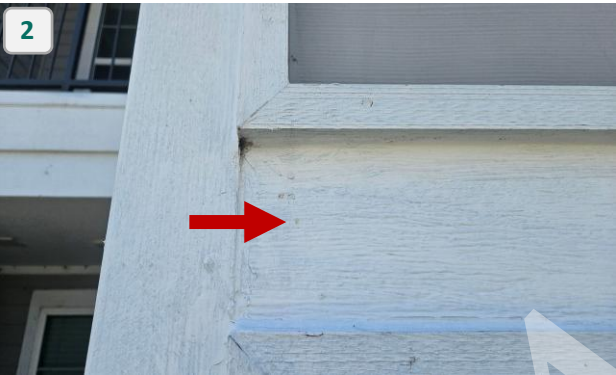
Site Pictures: Site / Landscape / Hardscape | Dumpsters & Surrounds



Site Pictures: Site / Landscape / Hardscape | Carports



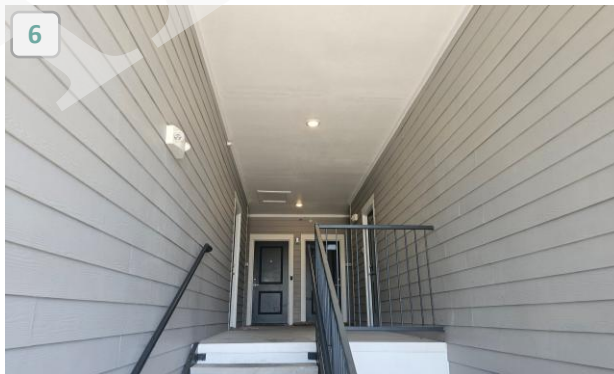
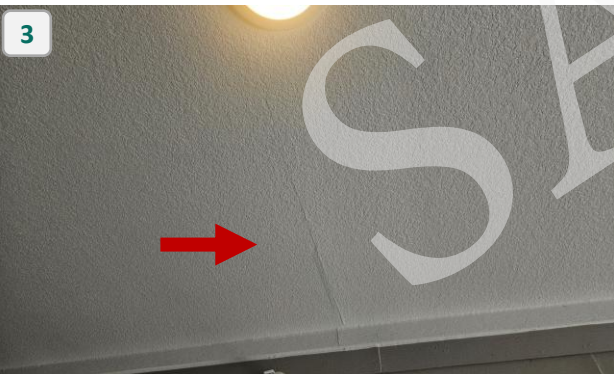
Site Pictures: Building Exteriors | Building Facade



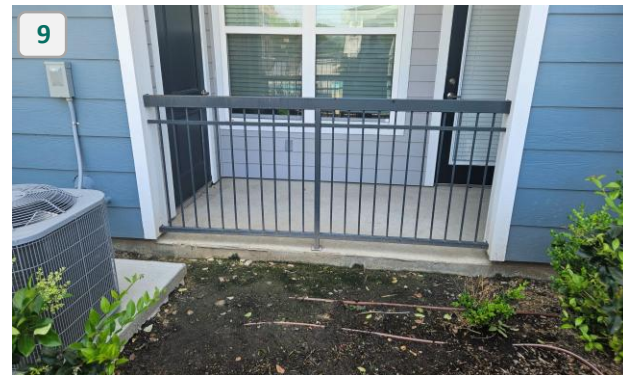
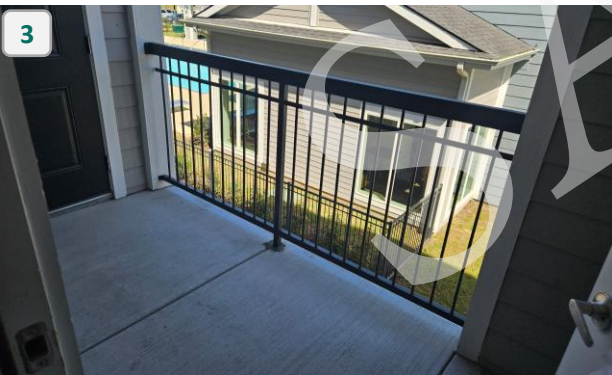
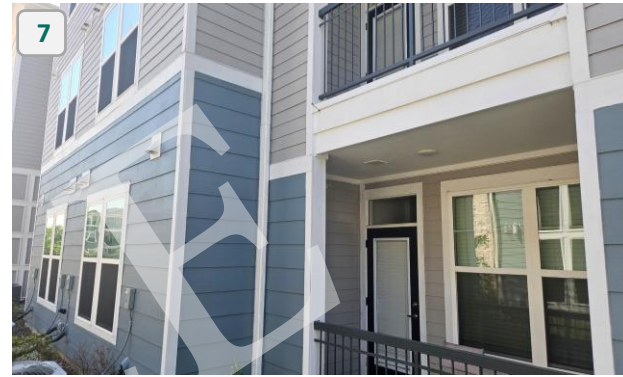
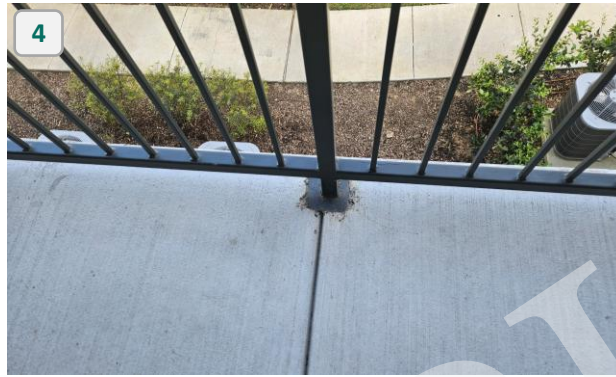
Site Pictures: Building Exteriors | Building Facade



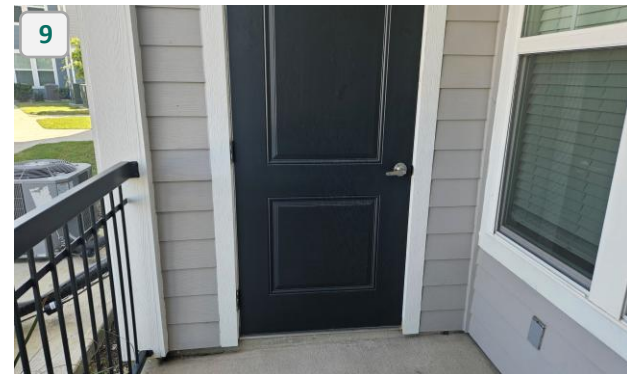
Site Pictures: Building Exteriors | Building Ceilings



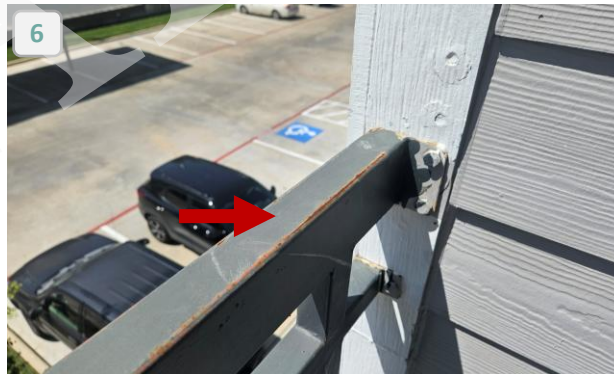
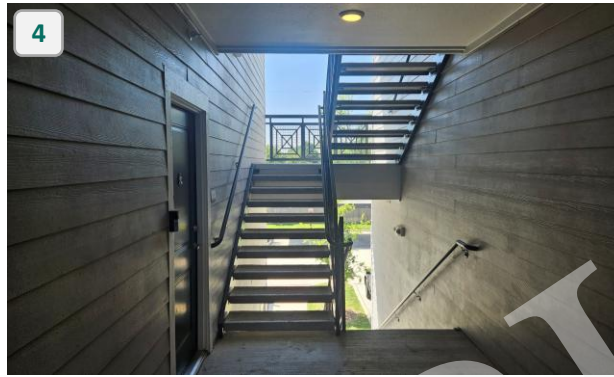
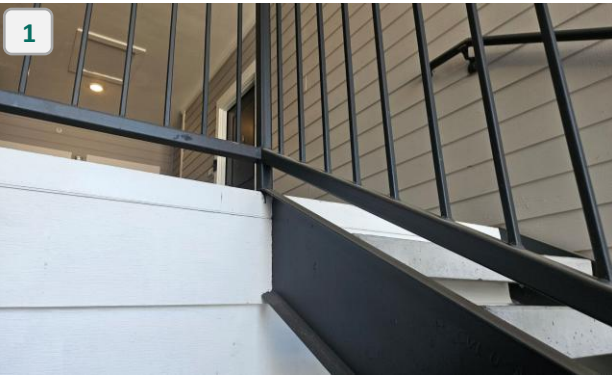
Site Pictures: Building Exteriors | Patios & Railings



Site Pictures: Building Exteriors | Doors & Windows



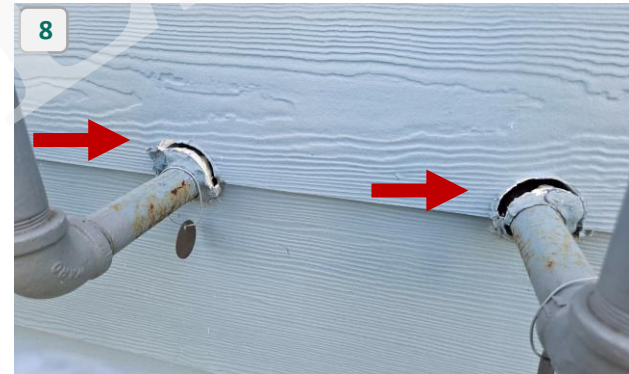
Site Pictures: Building Exteriors | Stair Systems



Site Pictures: Building Exteriors | Breezeway Floor Systems



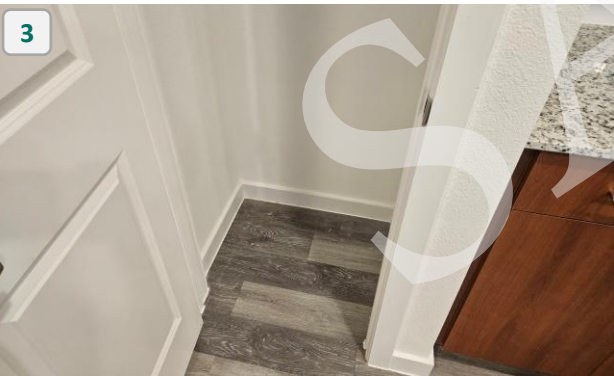
Site Pictures: Building Exteriors | Waterproofing



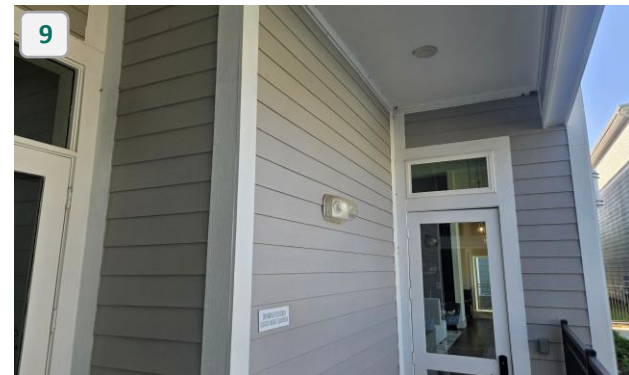
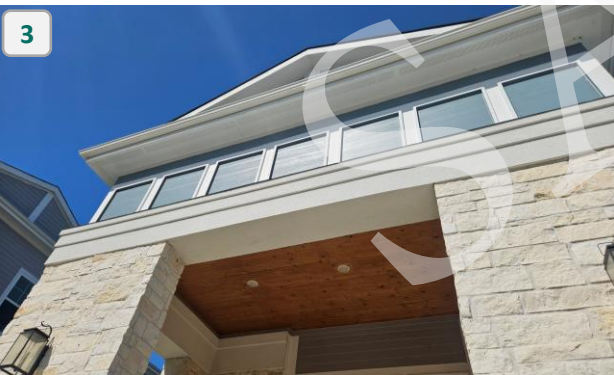
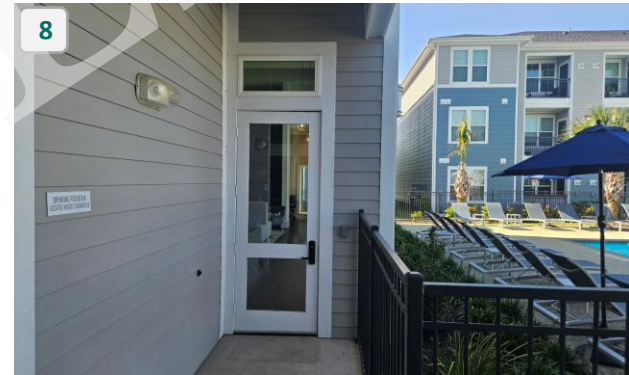
Site Pictures: Building Interiors | Unit 1108



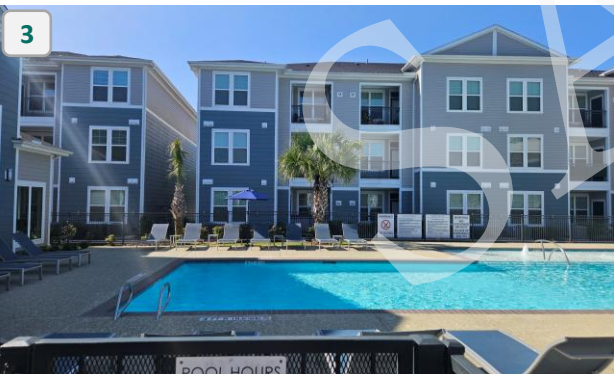
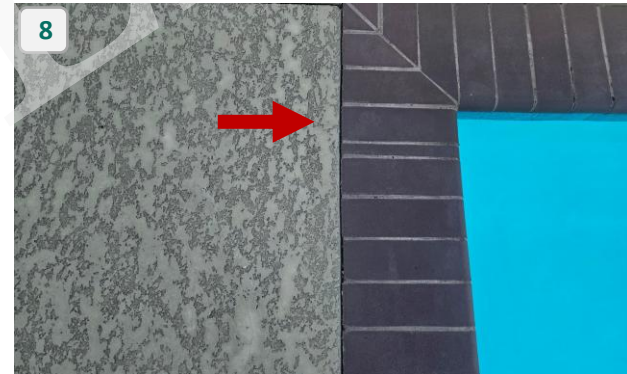
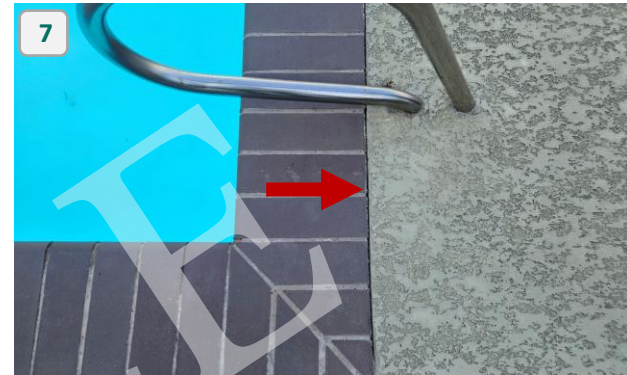
Site Pictures: Building Interiors | Unit 1108



Site Pictures: Amenities | Clubhouse & Leasing



Site Pictures: Amenities | Pool



Site Pictures: Miscellaneous | HVAC

