

Request List 1704 East 3rd Street Hope Ark

General Grounds Photos

(G-1) Recommended Preventive Maintenance :

Excessive debris noted around the property. Estimated cost of repairs could range from \$500 to \$1000.00.

Driveways/Walkways/Flatwork

(G-3) Review :

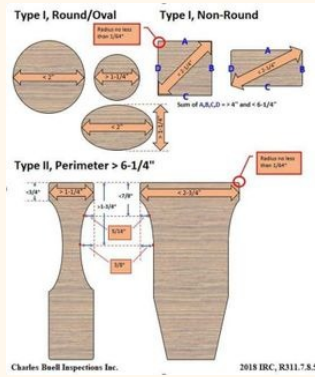
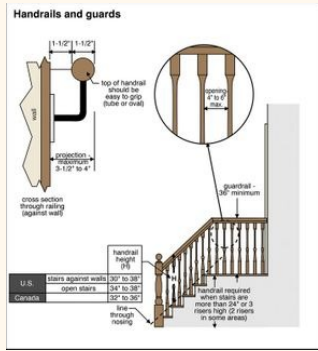
Localized physical damage was noted to the concrete flatwork. Have the builder repair damaged concrete as needed. Concrete repairs could cost between \$3000.00 to \$8000.00.



Window and Stairwells

(G-4) Review :

The entry stairs are missing a graspable handrail for safety. This should be a round railing 1 and 1/4 inches - 2 inches in diameter. If the railing is not round it must have a finger groove that is 3/4 of an inch down from the tallest point of the rail. The graspable handrail should also be 1.5 inches from the wall. 2x material is not considered a graspable handrail. Have a qualified contractor build suitable railings to reduce the potential for falls. Repair cost could cost up to \$500 to \$1000.00.



Exterior Stairs

(G-5) Review :

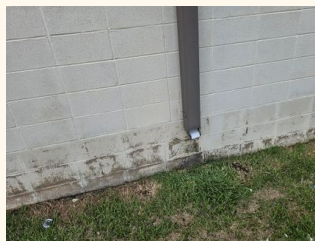
Handrails missing from exterior steps on the rear of the building. Cost estimate could run between \$500.00 to \$1000.00



Siding and Trim

(ED-2) Review :

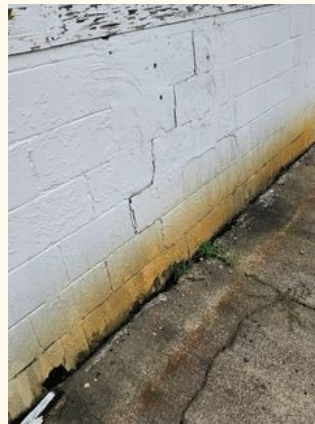
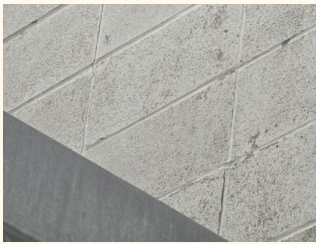
Signs of extensive moisture noted in the CMU blocks on the exterior of the building. Repair of moisture damage painting could cost between \$2500 to \$10,000.00 depending on the extent of the repainting to the exterior structure.





(ED-3) Review :

Cracking noted in the CMU exterior walls. Repair of damage CMU blocking can cost between \$8000 to 10, 000.00.



(ED-4) Review :

Exterior of the building shows signs of water damaged. repairs to the building may cost up to 12,000.00 depending on scope of work.





(ED-5) Review :

Siding damaged and decayed in various locations. See above cost estimates.



Exterior Doors

(ED-6) Review :

Exterior doors appear damaged. Repair or replacement of doors could cost between \$1000.00 to \$2000.00 or more depending on the type and style of door.



Exterior Window Frames

(ED-7) Review :

Windows damaged and missing. REpair or replacement of window could cost between \$500 to 1500.00.



Decks, Porches and Balconies

(ED-8) Review :

Damaged concrete loading dock. No railing noted on the dock. Installation of railing on dock could cost upwards of \$4000.00

Roof Materials

(RCG-2) Major Concern :

This building has an older roofing system that is nearing the end of its useful service life. I would expect the need for regular and on-going maintenance to this roof until it is updated. The roofing material on this building is done in an architectural grade composition shingle. These shingles are often rated as 25-30 year shingles, though I find in practice, as a roof assembly, 18-22 years is more realistic depending on the quality of the installation, the amount of exposure and the pitch of the roof. Please note that roofs are not a shingle, they are an assembly and they require regular maintenance to keep them performing reliably. Examples of observations and repair items noted during inspection include:

Recommendation

Begin gathering estimates and bids for replacement by qualified roofing contractors and update as soon as feasible. Estimate cost could be between 15,000.00 to 23, 000.00.



Gutters and Downspouts

(RCG-3) Review :

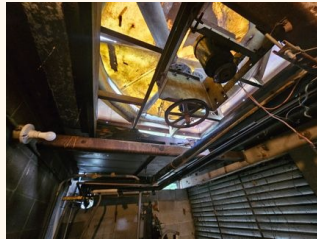
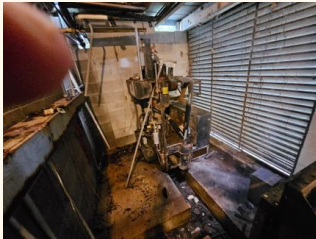
Gutters appear damaged and leaking. Repairs to gutters could cost \$5000.00 or more.



Electric Service Voltage Tested

(ES-1) Review :

Gas motors not part of the inspection but appear to need servicing. Servicing of equipment cost \$1000.00 to \$5000.00 depending on scope of work.



Electric Service Equipment

(ES-4) Review :

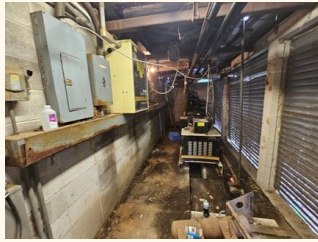
Breaker knockouts missing from panel. Cost of repairs around \$100.00.



Sub Panel

(ES-6) Review :

Equipment room appears to need service. See above estimate.



Branch Wiring

(EDFW-1) Review :

Wiring and conduit improper and not secured. Repairs cost run between 250 to 1200.00.



Heating System

(HCFV-2) Review :

Suspected fungus growth noted on the heating unit cabinet.



Vents and Flues

(HCFV-3) Review :

System appears to need to be cleaned and serviced.

Comments: Estimated cost of repairs 2000.00

Cooling Systems and Heat Pumps

(HCFV-6) Review :

Walk in coolers and freezers appear to need servicing and cleaning.



Comments: Servicing coolers est cost of repairs 2500.00

Redemption Value: \$2,499.99

(HCFV-4) Recommended Preventive Maintenance :

Cooling systems appear to need servicing and cleaning.



Comments: clean and service systems.

Redemption Value: \$1,500.00

(HCFV-5) Recommended Preventive Maintenance :

Refrigerant line insulation damaged and missing.



Comments: repairs to insulation on lines.
Redemption Value: \$1,500.00

Water Heater

(P-1) Review :

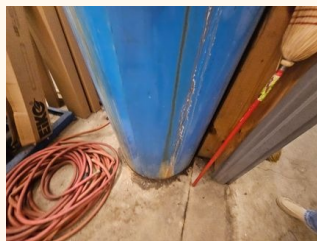
TPR Valve improperly piped. Correct TPR piping should cost around \$200.00



Comments: Correct piping on TPR valve
Redemption Value: \$499.99

(P-3) Review :

Tank appears to be heavy rusted and leaking. Repair of water heater could cost between 800 to 2500 depending on extent of repairs.



Comments: Repairs to water heater
Redemption Value: \$1,499.99

(P-4) Review :

Water heater electrical improper. Correcting electrical on water heater \$250.00



Comments: Repairs to water heater
Redemption Value: \$1,499.99

(P-5) Review :

Galvanized piping used at water heater appears to be rusting. Repair or replacement of supply piping cost \$250.00



Comments: repairs to water heater
Redemption Value: \$1,499.99

General Interior Photos

(I-5) Recommended Preventive Maintenance :

Walking cooler metal damaged, rusting, and gapped.

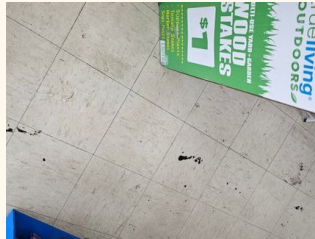


Comments: Repairs to walk in coolers
Redemption Value: \$2,499.99

Floors and Floor Materials

(I-6) Review :

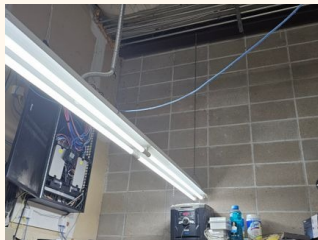
Sales floors stained or dirty. Servicing of store floors cost up to \$7500.00



Comments: maintenance of floors
Redemption Value: \$3,000.00

Walls, Ceilings, Trim and Closets

(I-7) Review :





Comments: Correction of CMU walls moisture issues
Redemption Value: \$5,000.00

(I-8) Review :

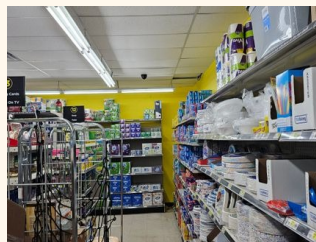
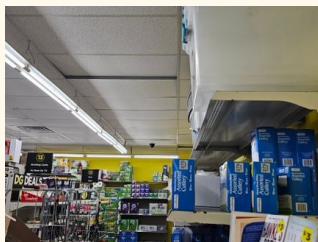
Storage room door jambs damaged. Repairs to door jambs cost around 500 to 1500.00



Comments: Repairs to door jambs cost around 500 to 1500.00
Redemption Value: \$1,500.00

(I-9) Review :

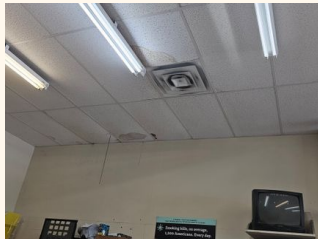
Ceiling tiles out of place. Repairs to ceiling tiles cost 250 to 500.00



Comments: Repairs to ceiling tiles cost 250 to 500.00
Redemption Value: \$500.00

(I-10) Review :

Ceiling tiles water stained. see I-9 for cost



(I-11) Review :

Ceiling tiles appear to be bowing in several locations. See I-9 for cost to cure.



Indoor Air Quality

(I-13) Review :

Walk in coolers and freezers appear to be in operational condition with some common maintenance needed. Cost of cure \$1500 to 3000.



Comments: servicing cooling systems
Redemption Value: \$3,000.00

Redemption Totals

HCFV-6: Heating, Cooling, Fireplaces and Ventilation / Cooling Systems and Heat Pumps	\$2,499.99
HCFV-4: Heating, Cooling, Fireplaces and Ventilation / Cooling Systems and Heat Pumps	\$1,500.00
HCFV-5: Heating, Cooling, Fireplaces and Ventilation / Cooling Systems and Heat Pumps	\$1,500.00
P-1: Plumbing / Water Heater	\$499.99
P-3: Plumbing / Water Heater	\$1,499.99
P-4: Plumbing / Water Heater	\$1,499.99
P-5: Plumbing / Water Heater	\$1,499.99
I-5: Interior / General Interior Photos	\$2,499.99
I-6: Interior / Floors and Floor Materials	\$3,000.00
I-7: Interior / Walls, Ceilings, Trim and Closets	\$5,000.00
I-8: Interior / Walls, Ceilings, Trim and Closets	\$1,500.00
I-9: Interior / Walls, Ceilings, Trim and Closets	\$500.00
I-13: Interior / Indoor Air Quality	\$3,000.00
Total	\$25,999.94