

# 5-FOLD

TECHNICAL CONSULTANTS

## Property Condition Report

Revision 1

### Couick's Marine

3613 Providence Rd S, Waxhaw, NC 28173

January 30, 2024



Prepared for:

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## 1. EXECUTIVE SUMMARY

### 1.1 General Physical Condition: Fair

### 1.2 Opinions of Costs

The table below provides our assessment of the material defects observed and reported as well as the potential costs to remedy. Only items with costs that would probably exceed \$3,000 are included. These costs are only estimates and actual costs can only be ascertained through receipt of quotes from qualified contractors. A low to high range is given, as the actual costs will vary but are likely to fall in between the stated amounts.

Physical Defects and Recommendations	Cost to Remedy Range		Timing
	Low	High	
Repairs to asphalt and concrete pavement	\$ 5,096	\$ 9,464	Immediate Need
Removal of buried cars	\$ 2,000	\$ 8,000	Immediate Need
Repair or replace exterior canopy	\$ 7,500	\$ 30,000	Immediate Need
Modifications to correct leak at overhead door	\$ 1,000	\$ 4,000	Immediate Need
Repair or replace metal siding	\$ 11,752	\$ 21,824	Immediate Need
Replacement of gutters and downspouts	\$ 4,589	\$ 8,523	Immediate Need
Replacement of curved roof membrane	\$ 24,559	\$ 45,609	0-5 Years
Coat and seal north building metal roof	\$ 11,067	\$ 20,553	Immediate Need
Additional sealing of south building roof	\$ 1,000	\$ 4,000	Immediate Need
Replacement of split HVAC system	\$ 4,767	\$ 8,853	Immediate Need
Asbestos survey and remediation	\$ 9,800	\$ 98,000	Immediate Need
Replacement of carpet in showroom	\$ 3,623	\$ 6,729	Immediate Need
Other repairs as noted in report	\$ 3,000	\$ 12,000	Immediate Need
<b>Totals</b>	<b>\$ 89,753</b>	<b>\$ 277,555</b>	

### 1.3 Concerns and Recommendations:

- 1.3.1 The asphalt and concrete pavement is cracked, spalling and deteriorated in some places. There are no parking stripes. We recommend patching the worst sections, filling the cracks, and sealing and striping the asphalt.
- 1.3.2 The exterior steel rails need to be wire brushed and painted.
- 1.3.3 The owner is aware of one isolated spot where three to four cars (to his recollection) were buried many years ago. The owner can identify the location roughly. The owner does not recall any major fuel spills nor underground tanks. We recommend they are located, dug out and removed from site.
- 1.3.4 There is a canopy that is in poor condition and needs to be repaired or replaced.
- 1.3.5 There is a leak into the building at the overhead door on the south side of the north building. Adding drainage in this area or finding a way to seal the door or building is needed.
- 1.3.6 The metal siding is corroded or damaged in many places and needs to be repaired or replaced.
- 1.3.7 Some portions of the gutters and downspouts are severely corroded and need to be replaced.

- 1.3.8 The curved roof membrane on the north building is starting to crack and deteriorate. The metal parapet wall coping is corroded or missing. Evidence of past roof leaks in this area was observed. We recommend replacement with a new membrane and coping in the next 0-5 years.
- 1.3.9 Past roof leaks under the metal roofing of the north building were reported. Multiple past repairs to this portion of roof were also observed. We recommend coating and sealing this entire section of roof with an elastomeric roof coating to stop any current leaks, prevent future leaks and extend the life of the metal panels.
- 1.3.10 Evidence of past roof leaks from the metal roof of the south building was observed. This roof has been completely coated and sealed in the past. However, it appears that a few leaks may have appeared. We recommend having a roofer apply additional sealant to the roof as needed to stop any leaks.
- 1.3.11 There is a split HVAC system for the north building that is 17 years old and near the end of its expected useful life of 15-20 years. It uses an obsolete refrigerant (R22) that is no longer being manufactured. We recommend replacement of this system in the next 0-3 years.
- 1.3.12 There is a furnace in the workshop area of the north building that no longer functions and needs to be removed.
- 1.3.13 There is some tile floor that probably contains asbestos. Due to the age of some portions of the building, there is likely to be more asbestos containing materials. We recommend conducting a full asbestos survey of the property and properly removing or encapsulating any remaining asbestos.
- 1.3.14 There are numerous stained ceiling tiles that need to be replaced.
- 1.3.15 The carpet in the showroom is worn and frayed and needs to be replaced.



## 2. PURPOSE AND SCOPE

- 2.1 Purpose: Tim Kornegay requested an inspection to be conducted on the property located at 3611 & 3613 NC-16/Providence Road S Waxhaw, NC 28173. He is representing his client in the process of selling the property and they would like to conduct a thorough technical assessment of it as part of the due diligence process.
- 2.2 Property Description: The property consists of three buildings totaling approximately 15,466 sq. ft. sitting on a 4.11 acre parcel constructed in 1956 and expanded at various subsequent times (according to tax records). The owner's family has owned and operated the property for decades.
- 2.3 Scope: The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15 and generally accepted industry standards. The specific scope of work included the following:

- 2.3.1 Document Review: Efforts were made to review records or documents, if readily available, to specifically identify, or assist in the identification of, physical deficiencies, as well as any preceding or ongoing efforts, or costs to investigate or remediate the physical deficiencies, or a combination thereof including building certificates of occupancy, outstanding and recorded material building code violations, and recorded material fire code violations. A search for building permits and filings of interest with the governing authority was made through BuildFax. Any information not practically reviewable or not provided to 5-Fold Technical Consultants in a reasonable time to formulate an opinion and complete the PCA, will be stated in the PCA, and 5-Fold Technical Consultants will have no further obligation of retrieving such documentation or reviewing it if it is subsequently provided. It is understood that information will be provided to 5-Fold Technical Consultants within ten business days of the source receiving appropriate inquiry, without an in-person request being required, and at no more than a nominal cost to cover the source's cost of retrieving and duplicating the information. The inspection does not include a regulatory or code compliance audit of the facility.
- 2.3.2 Pre-Survey Questionnaire: 5-Fold Technical Consultants provided the owner with a pre-survey questionnaire. In addition, 5-Fold reviewed the following documents and information that was provided by the owner:
  - 2.3.2.1 Pre-Survey Questionnaire.
- 2.3.3 Interviews: 5-Fold requested that the owner or user identify a person knowledgeable of the physical characteristics, maintenance, and repair of the property. We attempted to interview the property manager or agent of the owner as well any other knowledgeable individuals so as to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, frequency of repairs and replacements, existence of ongoing or pending litigation related to subject property's physical condition, or any other technical problems with the property that would be of concern or impact the opinion of

the condition of the property. The current owner of the property was interviewed in depth during the walkthrough survey.

- 2.3.4 Walk-Through Survey: The report is based on observations made during the property "walkthrough." Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative units, and mechanical, staff, vacant and common areas. No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed.
- 2.3.5 Site Features: Observations were conducted at the property as to the type, condition and adequacy of the topography, storm water drainage, ingress and egress, paving, curbing, parking, flatwork, landscaping, recreational facilities, and any special utility systems.
- 2.3.6 Building Frame and Envelope: Observations were conducted at the property as to the type, condition and adequacy of the foundation, substructure, superstructure, cladding, curtain walls, glazing and exterior elements.
- 2.3.7 Roofing: Observations were conducted at the property as to the type, condition, age and adequacy of material roof system and drainage system.
- 2.3.8 Plumbing: Observations were conducted at the property as to the type, condition and adequacy of the sanitary sewer, supply water piping, natural gas piping, plumbing fixtures, hot water production systems and any special piping systems.
- 2.3.9 Heating, Ventilation, Air Conditioning and Ventilation (HVAC): Observations were conducted at the property as to the type, condition, age and adequacy of the heat generation and distribution systems, air conditioning and ventilation systems.
- 2.3.10 Electrical: Observations were conducted at the property as to the type, condition, age and adequacy of distribution panels, transformers, meters, receptacles, emergency generators and any special electrical equipment. A receptacle testing device was used on a random sampling of accessible receptacles to test for open ground, neutral or hot; and hot/ground or hot/neutral reversed.
- 2.3.11 Life Safety/Fire Protection: Observations were conducted at the property as to the type, condition and adequacy of the fire sprinkler systems, fire alarm systems, smoke detectors, emergency lighting and any special life safety equipment.
- 2.3.12 Vertical Transportation: Observations were conducted at the property as to the type, condition and adequacy of any elevator and escalator equipment
- 2.3.13 Interior Elements: Observations were conducted at the property as to the type, condition and adequacy of the flooring, ceilings, walls and building amenities.
- 2.3.14 Infrared Thermographic Scan: The roof, walls, and building envelope were scanned with an infrared thermographic camera to look for plumbing leaks, structural issues, moisture intrusion and electrical problems. This technology can aid with identification and observation of problems but is not technically exhaustive and cannot identify all issues with a building.

- 2.3.15 Flood Hazard Risk Assessment: A review of flood map and analysis prepared by FM Global and FEMA was conducted to assess the flood hazard risk associated with the property.
- 2.3.16 ADA Accessibility Survey: An ADA Accessibility Survey per the standards outlined in ASTM E2018 – 15 Appendix X2 was performed at the property. This survey served as a screen to assess the condition of the subject property with respect to the design and construction requirements of ADA and identification of potential non-conformance to ADA requirements. This included a review of the ADA history of the property, parking, exterior accessible routes, building entrances, interior accessible routes and amenities, interior doors, elevators, toilet rooms, and hospitality guestrooms. The baseline ADA due diligence is a Visual Accessibility Survey consisting of a limited scope visual survey and completion of the checklist. The baseline scope of work excludes limited measurement and counts. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. A detailed study of the conformance of properties with the requirements of ADA is beyond the scope of this assessment.
- 2.3.17 Environmental Risk Screening: The objective of the screening assessment was to identify environmental conditions that may affect the value, use, and marketability of the property and to identify environmental conditions that may result in owner liability. Records reviewed for this assessment included information regarding the physical setting of the Property, environmental record sources, and historical use records.
- 2.3.18 Opinions of Costs to Remedy Physical Deficiencies: Opinions of Cost are laid out with comments on the level of need and timing for the repair or remedy. The deficiencies and/or items identified are based on our observations unless otherwise noted.

## 2.4 Limitations

- 2.4.1 5-Fold Technical Consultants has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.
- 2.4.2 5-Fold Technical Consultants has no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.
- 2.4.3 Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.
- 2.4.4 No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems.

Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. ASTM also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life of any given component or system. ASTM recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

- 2.4.5 Environmental Review: Findings within this report are based on a review of reasonably ascertainable information obtained from private data vendors, public agencies, and other referenced sources. An independent data research company provided the government agency databases referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and was assumed to be correct and complete unless obviously contradicted by 5-Fold's observations or other credible referenced sources reviewed during the assessment. The opinions provided herein are based on information obtained during the course of the assessment, experience with similar sites and/or conditions, and 5-Fold's professional judgment at the time services were provided. This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Existing subsurface conditions may differ from the conditions implied by surface observations or historical sources and can be most reliably evaluated through intrusive techniques (e.g. soil and/or groundwater testing) that were beyond the scope of this assessment. 5-Fold makes no representation or warranty that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state or local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, 5-Fold is not responsible for consequences or conditions arising from facts that were not fully disclosed to 5-Fold before or during the assessment.



### 3. SITE

#### 3.1 Topography

3.1.1 Slope: The property slopes down to the northeast.

3.1.2 Natural Features: There are woods at the north and east sides of the property.



3.1.3 Unusual conditions: None

3.2 Storm Water Drainage: Storm water from the front of the building runs into a drain in the site and feeds to the city storm water system. Storm water runs into pervious surfaces at the back of the building.





3.3 Ingress and Egress: The property is accessed through driveway entrances from Providence Road.

3.4 Paving, Curbing and Parking: Parking and driveways consist of asphalt, concrete and gravel. There are no marked parking spaces on the site.





3.5 Flatwork: There are concrete aprons.



3.6 Landscaping and Appurtenances

3.6.1 Landscaping: There are mowed lawns around the property.



3.6.2 Fences and bollards: There is a chain link fence around the back perimeter of the property. There are steel railings installed. There are a few bollards installed.



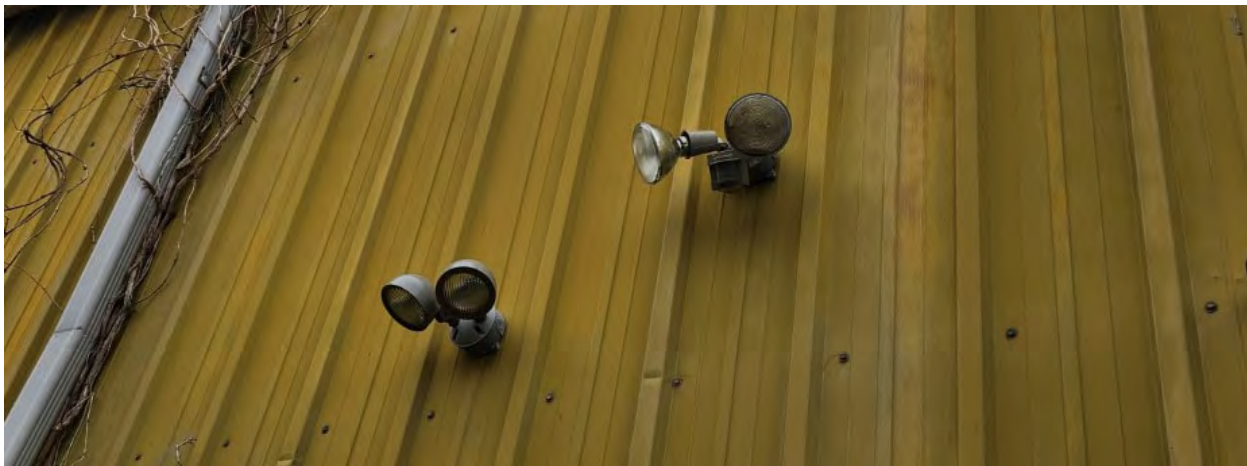






3.6.3 Retaining Walls: None

3.6.4 Lighting: There are light fixtures attached to the sides of the building and in the soffits to provide illumination at night. There are also several light poles installed.



3.6.5 Signage: There is a monument sign at the front of the building.



3.6.6 Sprinkler System: No irrigation system was observed.

3.6.7 Water Features: None

3.6.8 Recreational facilities: None

3.6.9 Special Utility Systems: None

3.7 General Condition: Fair

3.8 Concerns and Recommendations:

3.8.1 The asphalt and concrete pavement is cracked, spalling and deteriorated in some places. There are no parking stripes. We recommend patching the worst sections, filling the cracks, and sealing and striping the asphalt.















- 3.8.2 The exterior steel rails need to be wire brushed and painted.



- 3.8.3 The owner is aware of one isolated spot where three to four cars (to his recollection) were buried many years ago. The owner can identify the location roughly. The owner does not recall any major fuel spills nor underground tanks. We recommend they are located, dug out and removed from site.

- 3.8.4 There is a canopy that is in poor condition and needs to be repaired or replaced.







- 3.8.5 There is a leak into the building at the overhead door on the south side of the north building. Adding drainage in this area or finding a way to seal the door or building is needed.







#### 4. STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation: The buildings sit on concrete slabs.



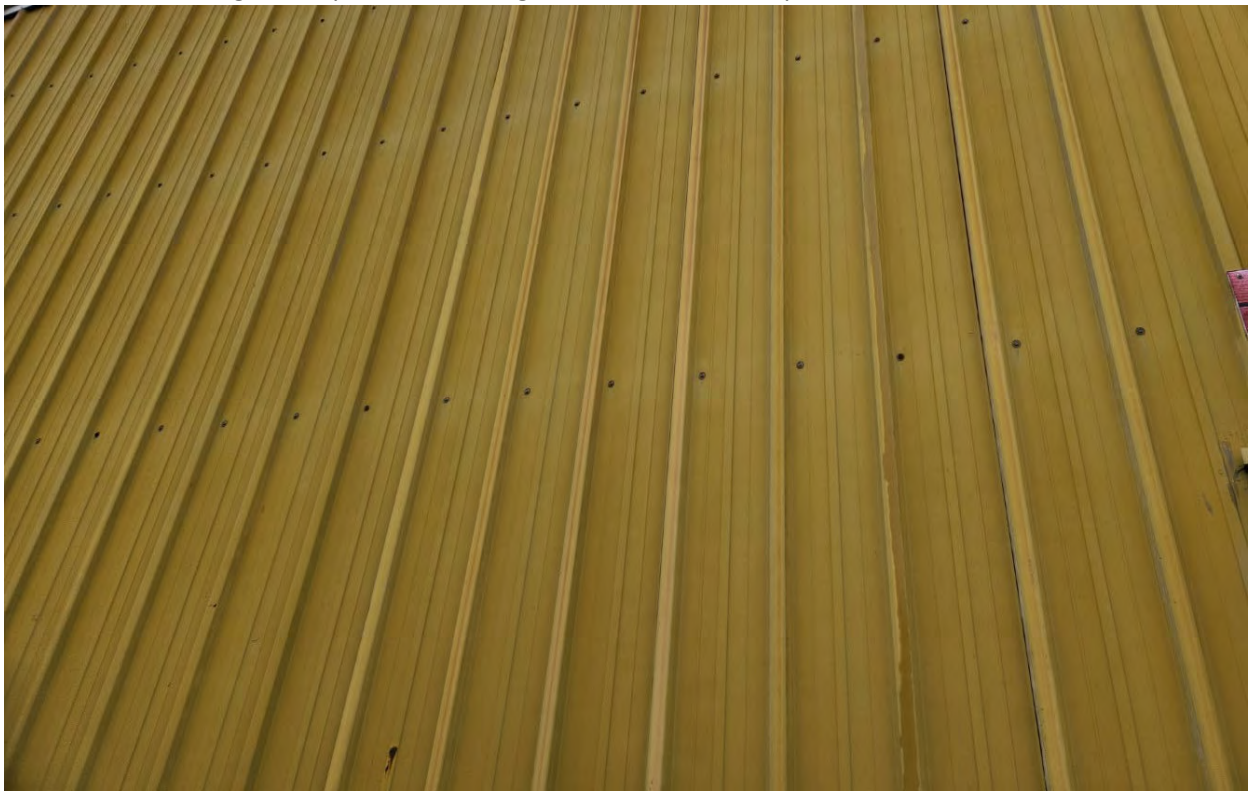
4.2 Structural Frame: The buildings are constructed with concrete block, wood, and steel frames.







4.3 Building Envelope: The buildings are clad with metal panels.





4.4 General Condition: Fair

4.5 Concerns and Recommendations:

- 4.5.1 The metal siding is corroded or damaged in many places and needs to be repaired or replaced.











## 5. ROOFING

- 5.1 Type: The curved roof of the north building is covered with a membrane coated with tar. The flat roof of the north building and the roof of the south building consists of metal panels.



5.2 Drainage: The roofs slope to the sides and rely on gutter and downspout systems to remove storm water.



5.3 General Condition: Fair

5.4 Concerns and Recommendations:

5.4.1 Some portions of the gutters and downspouts are severely corroded and need to be replaced.





- 5.4.2 The curved roof membrane on the north building is starting to crack and deteriorate. The metal parapet wall coping is corroded or missing. Evidence of past roof leaks in this area was observed. We recommend replacement with a new membrane and coping in the next 0-5 years.

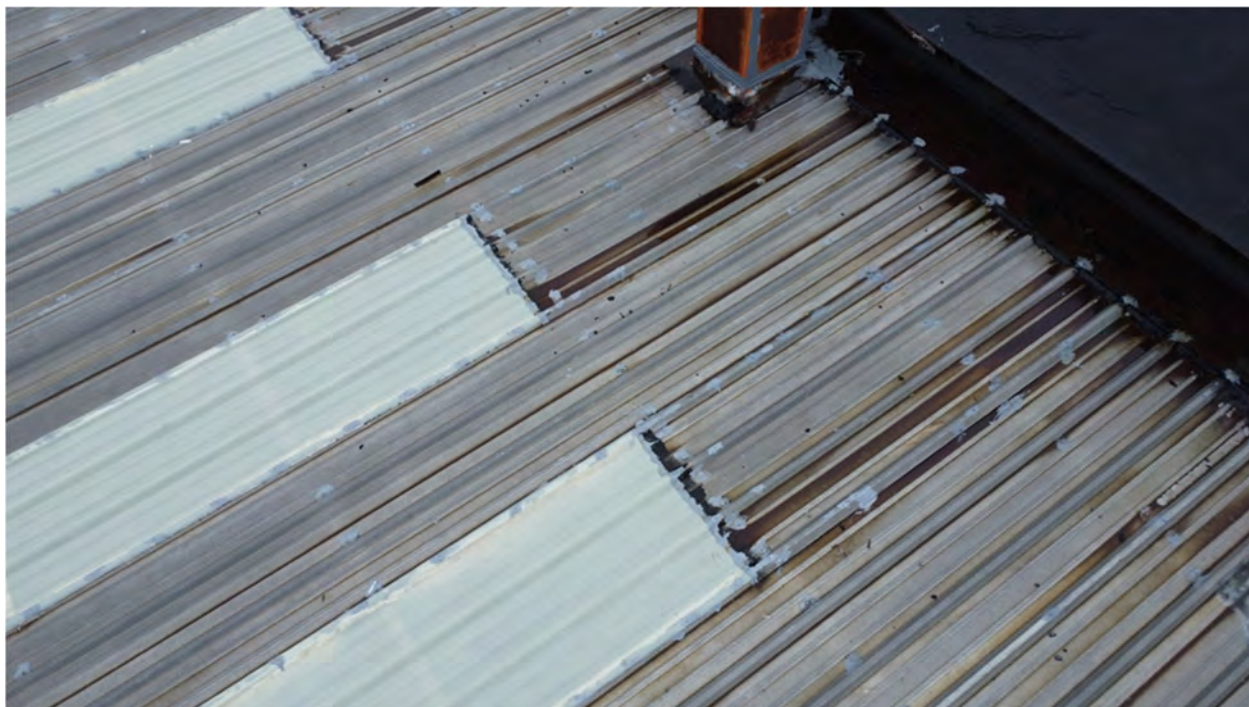






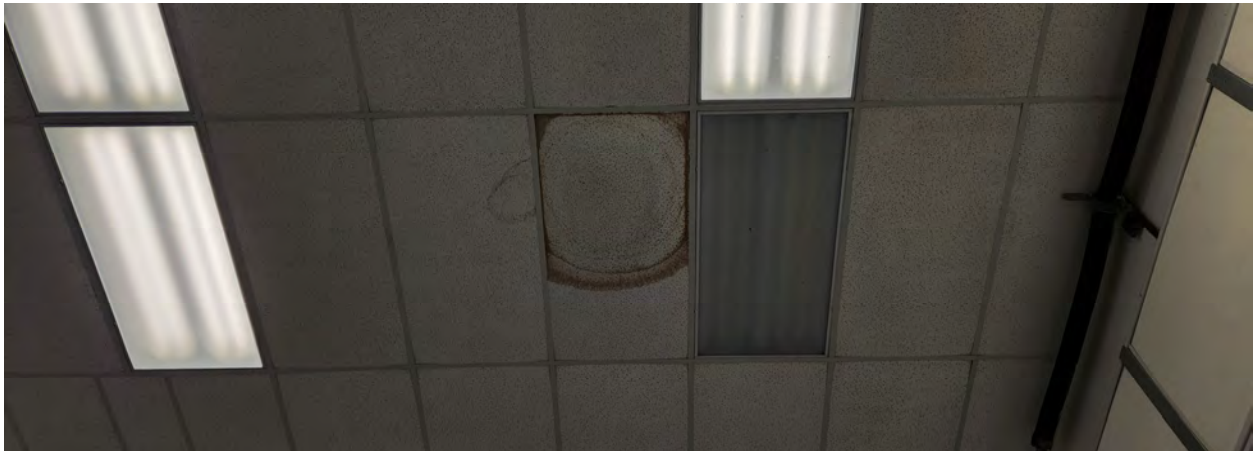
- 5.4.3 Past roof leaks under the metal roofing of the north building were reported. Multiple past repairs to this portion of roof were also observed. We recommend coating and sealing this entire section of roof with an elastomeric roof coating to stop any current leaks, prevent future leaks and extend the life of the metal panels.







- 5.4.4 Evidence of past roof leaks from the metal roof of the south building was observed. This roof has been completely coated and sealed in the past. However, it appears that a few leaks may have appeared. We recommend having a roofer apply additional sealant to the roof as needed to stop any leaks.





## 6. PLUMBING

6.1 Sanitary Sewer: The property's sanitary sewer system is constructed of PVC pipe and connects to a septic tank behind the buildings. The septic tank system appears to be functional.



6.2 Supply Water: The property is connected to the city water supply system. The primary water piping is constructed of PEX and uses a 1" main.

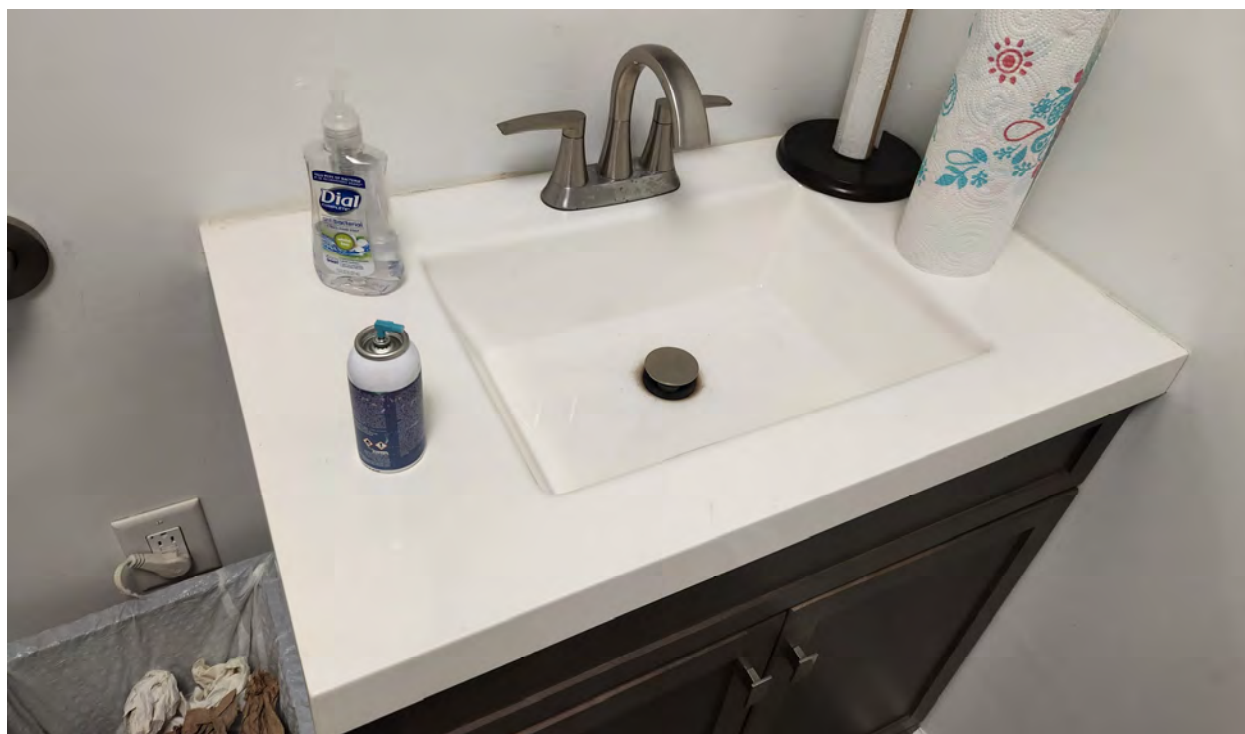


6.3 Natural Gas: The buildings are provided natural gas by Piedmont Natural Gas from two separate gas meters. Primary gas piping is constructed of steel pipe.



6.4 Fixtures:









6.5 Hot Water Production: Hot water is provided to the north building from an electric heater tank behind the restrooms. Hot water is provided to the south building from a Tiny Tinal water heater under the sink.

6.6 Special Features:

6.6.1 There is a well that serves only a single spigot.



6.7 General Condition: Good

6.8 Concerns and Recommendations:

6.8.1 None



## 7. HEATING, VENTILATION, AND AIR CONDITIONING (HVAC):

### 7.1 Heating and Cooling:

North Building Offices and Showroom: A split heat pump system and a split HVAC system with gas heat.



North Building Workshop: Heated with an overhead gas heater.



North Rear Building: Heated with an overhead gas heater.



South Building: Heated and cooled with three split HVAC systems with gas powered heat.







7.2 Ventilation: There are exhaust fans in the bathrooms.



### 7.3 Special Systems: None

#### 7.4 General Condition: Fair

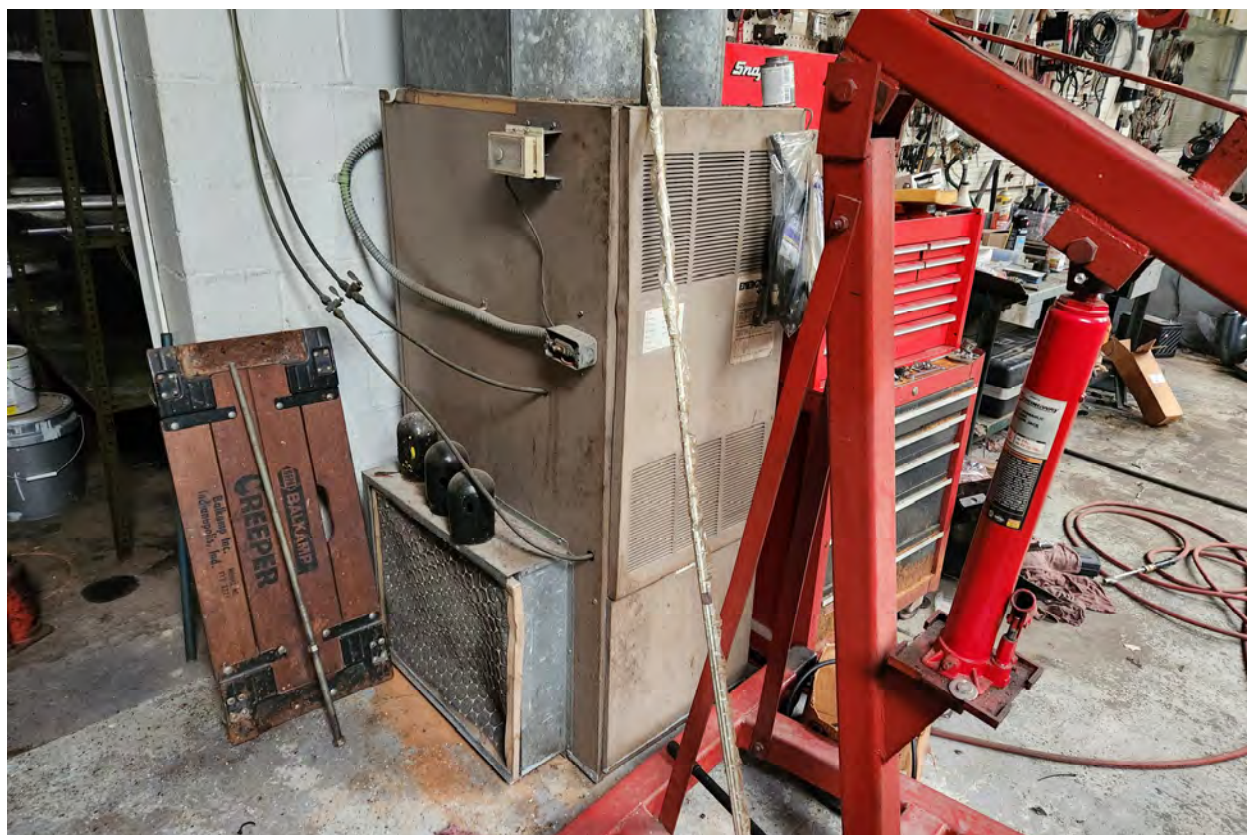
### 7.5 Concerns and Recommendations:

7.5.1 There is a split HVAC system for the north building that is 17 years old and near the end of its expected useful life of 15-20 years. It uses an obsolete refrigerant (R22) that is no longer being manufactured. We recommend replacement of this system in the next 0-3 years.



7.5.2 There is a furnace in the workshop area of the north building that no longer functions and needs to be removed.





## 8. ELECTRICAL

8.1 Service and Distribution System: Electrical service is provided to the site at 240/120V with 400 amps from pole mounted transformers to the North Building and South Building as separate services. Power is distributed throughout the buildings from a series of panelboards.



South Building:





North Building Showroom:



North Building Workshop:



8.2 Special Equipment: None

8.3 Security: The property has a security system in place.

8.4 General Condition: Good

8.5 Concerns and Recommendations:

8.5.1 None



## **9. VERTICAL TRANSPORTATION**

9.1 There are no elevators on the property.

## 10. LIFE SAFETY AND FIRE PROTECTION

10.1 Life Safety Systems: There are emergency exit signs and lights.



10.2 Fire Protection Systems: There are fire extinguishers present.



10.3 General Condition: Good

10.4 Concerns and Recommendations:

10.4.1 None



## 11. INTERIOR ELEMENTS

### 11.1 Flooring:

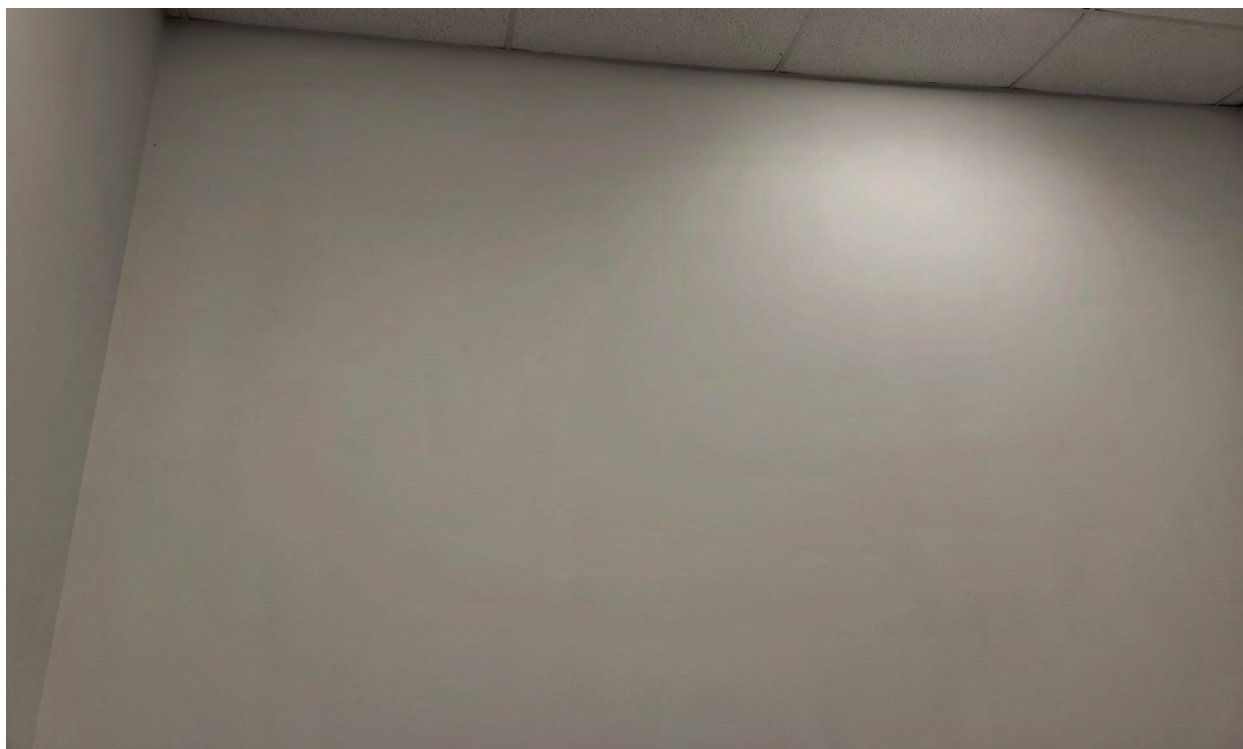




11.2 Ceilings:



11.3 Walls:



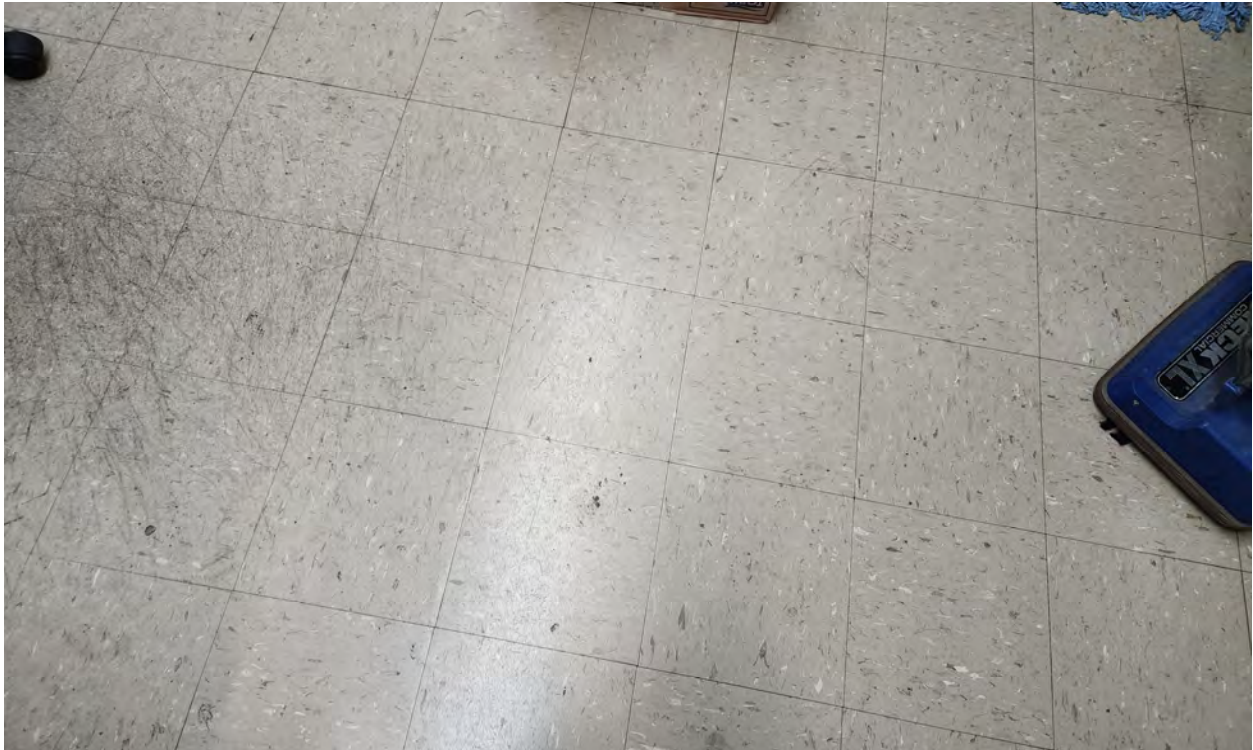


11.4 Amenities: None

11.5 General Condition: Fair

11.6 Concerns and Recommendations

11.6.1 There is some tile floor that probably contains asbestos. Due to the age of some portions of the building, there is likely to be more asbestos containing materials. We recommend conducting a full asbestos survey of the property and properly removing or encapsulating any remaining asbestos.



11.6.2 There are numerous stained ceiling tiles that need to be replaced.



11.6.3 The carpet in the showroom is worn and frayed and needs to be replaced.





## 12. ADA ACCESSIBILITY SURVEY

12.1 An ADA Accessibility Survey per the standards outlined in ASTM E2018 – 15 Appendix X2 was performed at the property. This survey served as a screen to assess the condition of the subject property with respect to the design and construction requirements of ADA and identification of potential non-conformance to ADA requirements. This included a review of the ADA history of the property, parking, exterior accessible routes, building entrances, interior accessible routes and amenities, interior doors, elevators, toilet rooms, and hospitality guestrooms. The baseline ADA due diligence is a Visual Accessibility Survey consisting of a limited scope visual survey and completion of the checklist. The baseline scope of work excludes limited measurement and counts. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. A detailed study of the conformance of properties with the requirements of ADA is beyond the scope of this assessment.



12.2 Concerns and Recommendations:

12.2.1 None

### 13. FLOOD HAZARD RISK ASSESSMENT

13.1 The FM Global consolidated flood hazard map and FEMA's National Flood Hazard Layer was reviewed. A copy of the map of the area surrounding the property is attached as an exhibit.

13.2 Flood Hazard Risk: Low

### 14. CITY RECORDS REVIEW

No code enforcement actions or other issues were discovered during the records review. A copy of the BuildFax report is attached as an exhibit.

### 15. ENVIRONMENTAL RISK REVIEW

15.1 The following table summarizes the readily available online public historical record sources reviewed for this review.

Type	Source(s): Dates
Aerial Photographs	Google Earth Pro: 1993, 1995, 1998, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 NETR: 1956, 1965, 1969, 1983, 1995, 1998, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021
Property Tax Files	Union County Tax Assessor: 2024
USGS Topographic Maps	NETR: 1970, 1975, 1988, 1989, 2014, 2017, 2020

15.2 The following table summarizes the historical use(s) of the Property identified from a review of sources listed above.

Historical Use Summary for the Property		
Time Period	General Use	Findings / Discussion
1956 to Present	Commercial	The Property use was commercial (apparent auto repair, marine sales and service) from 1956 to the present.

15.3 5-Fold reviewed the NETR report for information related to suspected or reported releases of hazardous substances or petroleum products on the Property and nearby properties. The NETR report is included in the Exhibits.

15.4 Concerns: Based on the findings of this Environmental Screening Assessment, no specific potential environmental concerns were identified. However, there is typically a low to moderate environmental risk associated with auto repair operations.



- 15.5 Recommendations: 5-Fold does not recommend additional environmental evaluations at this time, based on the records reviewed.

## 16. OPINIONS OF COSTS

- 16.1 Opinions of cost should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited. Additionally, the costs presented in this report excludes business related, design, construction management fees, general conditions, and indirect costs. The costs for issues that would cost less than \$3,000 are also excluded.

- 16.2 The table below represents our opinion of costs for the significant concerns addressed above. The cost ranges are based on industry averages and standard rates. A low to high range is given, as the actual costs will vary but are likely to fall in between the stated amounts.

Physical Defects and Recommendations	Unit Cost Range		Qty.	Units	Cost to Remedy Range		Timing
	Low	High			Low	High	
Repairs to asphalt and concrete pavement	\$ 0.39	\$ 0.73	13,000	Sq. Ft.	\$ 5,096	\$ 9,464	Immediate Need
Removal of buried cars	\$ 2,000	\$ 8,000	1	Lot	\$ 2,000	\$ 8,000	Immediate Need
Repair or replace exterior canopy	\$ 7,500	\$ 30,000	1	Lot	\$ 7,500	\$ 30,000	Immediate Need
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Repair or replace metal siding	\$ 9.79	\$ 18.19	1,200	Sq. Ft.	\$ 11,752	\$ 21,824	Immediate Need
Replacement of gutters and downspouts	\$ 11.47	\$ 21.31	400	Ln. Ft.	\$ 4,589	\$ 8,523	Immediate Need
Replacement of curved roof membrane	\$ 5.01	\$ 9.31	4,900	Sq. Ft.	\$ 24,559	\$ 45,609	0-5 Years
Coat and seal north building metal roof	\$ 1.79	\$ 3.32	6,200	Sq. Ft.	\$ 11,067	\$ 20,553	Immediate Need
Additional sealing of south building roof	\$ 1,000	\$ 4,000	1	Lot	\$ 1,000	\$ 4,000	Immediate Need
Replacement of split HVAC system	\$ 1,907	\$ 3,541	2.5	Tons	\$ 4,767	\$ 8,853	Immediate Need
Asbestos survey and remediation	\$ 2.00	\$ 20.00	4,900	Sq. Ft.	\$ 9,800	\$ 98,000	Immediate Need
Replacement of carpet in showroom	\$ 4.53	\$ 8.41	800	Sq. Ft.	\$ 3,623	\$ 6,729	Immediate Need
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<b>Totals</b>				<b>Totals</b>	<b>\$ 89,753</b>	<b>\$ 277,555</b>	

## 17. QUALIFICATIONS

- 17.1 Field Observer: This property condition assessment and walk-through survey was conducted by David Harkness, CPI. He holds a Bachelor of Science degree in Engineering from the United States Military Academy at West Point, and a Master of Business Administration degree from Kennesaw State University in Kennesaw, GA, and is an InterNACHI Certified Professional Inspector. He has over a decade of experience with designing, constructing, and maintaining industrial and commercial assets.
- 17.2 PCR Reviewer: This property condition assessment was reviewed by Dale Jackson, PE. He holds a Bachelor of Science degree in Mechanical Engineering and a Master of Business Administration degree from Tennessee Technological University and is a licensed

Professional Engineer. Prior to 5-Fold Dale served as Regional Engineering Manager for Donan Engineering and Lead Facilities Engineer for Nissan.

- 17.3 Environmental Professional: The environmental risk review was conducted by Joseph B. McKinney, PG. He holds a Bachelor and Master of Science degree in Geology from the University of Georgia and is a licensed Professional Geologist. He has over two decades of experience as an Environmental Professional including the completion of hundreds of site assessments, publishing articles and giving speeches on environmental topics.

## **18.90-DAY LIMITED WARRANTY**

**MECHANICAL COVERAGE SUMMARY:** Plumbing: Water lines, faucets, water heaters and hot water production systems, drain lines, gas lines. Electrical: Main service panel, secondary service panel, and wiring. Heating/Air (HVAC): Heating Systems and Cooling Systems including thermostats and controls.

**STRUCTURAL COVERAGE SUMMARY:** Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

**COVERAGE TERMS:** This service contract covers only those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those areas that were assessed as good at the time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. 5-Fold is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only and is limited to the repair of the leak only. This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. All mechanical coverage is limited to those items within the building's foundation, and limited to an aggregate maximum of \$3,000.00. All structural coverage is limited to issues within the building's foundation and is limited to an aggregate maximum of \$12,000.00. 5-Fold is not an insurer. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the property. This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Cherokee County in the State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles. All claims must be received within 90 days of the inspection. The coverage under this policy shall come after any and all other warranties in place.



CLAIMS PROCEDURES: 1. Written Notification of claim must be received by 5-Fold prior to the expiration of the policy (which is defined as noon, the 91st day after the assessment is completed). The following information must be contained in the claim:

Your Name Your Inspector's Name Your Full Address A Phone Number Where You Can Be Reached A Brief Description of the Claim Make, Model & Serial # for All Appliances

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. 5-Fold reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repair person.

3. A copy of your assessment must be submitted with the repair estimate, or at least those pages pertaining to the affected items.

Claims will be processed after we are in receipt of items 1, 2, & 3. You will be contacted by a 5-Fold representative within 72 hours of all items being submitted.

## 19. EXHIBITS

- 19.1 Pre-Survey Questionnaire
- 19.2 FM Global Flood Map
- 19.3 NETR Report



## COMMERCIAL PCA QUESTIONNAIRE

**INSTRUCTIONS:** As soon as possible, please complete to the best of your knowledge and return to:

5-Fold Technical Consultants  
3343 Peachtree Road  
Ste 180-819  
Atlanta, GA 30326  
Phone: (678) 476-5117  
[harkness@5foldservices.com](mailto:harkness@5foldservices.com)

Project Number:

### GENERAL INFORMATION

Property Name:

Address:

### The questionnaire information was provided by:

Name:

Title:

Phone Number:

Date:

### PROPERTY INFORMATION

Property Size (in acres): # of Buildings:

Gross Building Square Footage:

# of Tenant Spaces:

Net Rentable Square Footage:

# of Parking Spaces:

Date of Construction:





## COMMERCIAL PCA QUESTIONNAIRE

**Please attach a Property Site Plan, As-Built Drawings, and any other available drawings with the returned Questionnaire**

### UTILITY AND SERVICE PROVIDERS

Electric:	Union Power
Gas:	Piedmont Gas
HVAC Maintenance:	Butch Kelly, KLeLly HVAC
Pest Control:	Queen City Pest Control
Drinking Water:	Union County
Roof Maintenance:	
Sanitary Sewer:	Union County
Fire Systems:	
Storm Water:	
Security Systems:	Yes, but dont use, and no vendor
Solid Waste Elevator (if applicable):	
Landscaping:	
Electrical maintenance:	
Pool Maintenance:	
Plumbing maintenance:	

### PROPERTY CONDITION INFORMATION

#### PREVIOUS REPORTS

Are you aware if a Property Condition Assessment, Environmental Site Assessment, or structural assessment has ever been performed on the subject property? Yes ☐ No ☒

If yes, are you aware of the recommendations made in the report? Yes ☐ No ☐

Please summarize the recommendations or provide a copy of the report.

--



## COMMERCIAL PCA QUESTIONNAIRE

### MAINTENANCE RECORDS

Please provide copies of any of the following if available:

1. fire-detection test and maintenance records;
2. fire door inspection reports;
3. fire-prevention plans;
4. fire extinguisher service records;
5. fire records;
6. flame-resistant certificates;
7. floodplain maps;
8. floor plans;
9. kitchen grease-cleaning records;
10. kitchen post-fire inspections;
11. maintenance records;
12. manufacturers' installation instructions;
13. notices;
14. permits;
15. power-washing records;
16. previous inspection reports;
17. proposals;
18. rent records;
19. repair estimates/invoices;
20. safety inspection records;
21. seller disclosures;
22. sprinkler head replacement records;
23. utility bills;
24. warranties

### CAPITAL IMPROVEMENTS

1. Have any capital improvements been conducted on the subject property in the past five years?

Yes ☐ No ☒

If yes, please provide any information such as the type of improvement, approximate date of improvement and the cost associated with each improvement. As an example, have any of the roofs been replaced, concrete/asphalt repairs, the buildings' exteriors painted, new HVAC equipment installed, improvements to the parking garage, etc?

2. Are you aware of any budgeted capital improvements to be conducted this year? Yes ☐ No ☒

If yes, please provide any information such as the type of improvement and cost associated with the improvement or attach any contractor bid.





## COMMERCIAL PCA QUESTIONNAIRE

### CURRENT PROPERTY CONDITION/REQUIRED CAPITAL IMPROVEMENTS

Please discuss any noted property condition concerns that require repair or replacement. This would include roof leaks, damaged asphalt and/or concrete, structural or foundation concerns, problems with the HVAC systems, the waste or supply plumbing, sprinkler systems, erosion, electrical systems, etc.

Is there any evidence of mold on the property? Yes ☐ No ☐

If yes, please note where the concerns are located and the extent of the concern.

NA

### LEASE TERMS

Please briefly describe the terms of the lease. What are the responsibilities of the tenant(s)? What are the responsibilities of the landlord?

### REGULATORY COMPLIANCE

1. Are you aware of any outstanding building code violations? Yes ☐ No ☒

2. Are you aware of any outstanding fire code violations? Yes ☐ No ☒

3. Are you aware of any outstanding health/environmental department violations? Yes ☐ No ☒

If yes, please discuss.

4. Is the property in compliance with the Americans with Disability Act? Yes ☐ No ☐

For example, are there a sufficient number of handicapped accessible parking spaces? Yes ☐ No ☐

5. Does the property currently contain any asbestos materials? Yes ☐ No ☐

6. Does the property currently have, or has it ever had, any lead based paint? Yes ☐ No ☐

### BUILDING COMPONENTS:

#### Foundation

What does the foundation consist of? (stone, poured concrete slab on grade, reinforced concrete footings, etc.)

Are there any drainage or leakage problems in the foundation? Yes ☐ No ☒

Was the foundation constructed on pilings? Yes ☐ No ☐

**COMMERCIAL PCA QUESTIONNAIRE****Framing**

What is the structure constructed of? (steel, poured/cast-in-place concrete, concrete block (CMU), timber, etc.)

**Exterior Walls**

What is the exterior finish? (paint, stain, sealer, grout, stucco, etc.)

What are the exterior walls constructed of? (timber, concrete panels, concrete block, grout, stucco, etc.)

Do you foresee any immediate or future concerns with the exterior walls? Yes ☐ No ☐

If yes, what is the extent of the anticipated repairs? At what cost?

**Roof**

What is the deck's construction (wood, metal, concrete, etc.)

What is the covering of the roof made of? (asphalt, fiberglass, membrane, wood, clay, concrete, steel, aluminum, etc.)

When the roof was last replaced?

Is the current roof under warranty? Yes ☐ No ☐ If yes, how many years remain?

**Elevators**

What type of elevators does the property have? (electric, hydraulic, etc.)

How many cars does the property have? (guest, cargo, service etc.)

What is the weight capacity of each car?

When were the elevators last renovated?

**Electrical**

What level of service is provided for the property (208/240/277/480, 1/2/3/4 phase service, etc.)

Does the current electrical system deliver ideal amperes at peak periods for all the property's needs?

Yes ☐ No ☐

How many service meters are present and how is electricity distributed?



**COMMERCIAL PCA QUESTIONNAIRE****HVAC**

What kind of HVAC systems does the property utilize?

2 fairly new units in the showroom

Do the HVAC systems function appropriately? Yes ☒ No ☐

What year were the systems installed?

Have there been any repairs to the HVAC systems? Yes ☐ No ☐ If yes, please describe.

Have there been any HVAC system failures? Yes ☐ No ☐ If yes, please describe.

Are there any repairs that are needed that have not been completed? Yes ☐ No ☐ If yes, describe.

**Safety and Security Systems**

Are there standpipes, sprinklers, hose cabinets, smoke detectors, heat detectors? Yes ☐ No ☐

If yes, please describe:

Are there areas of either safety or security that you feel need improvement? Yes ☐ No ☐

**Parking/ Paved Services**

When were the last repairs to the parking lot completed?

Are there any issues which you feel need improvement? Yes ☐ No ☐ If yes, please describe.

**Plumbing**

Does the plumbing function appropriately? Yes ☒ No ☐

What type of supply/drainage piping is used?

Have there been any leaks or failures? Yes ☐ No ☐ If yes, please describe.

**Site**

Are there any site drainage concerns (i.e., standing water, flooding)? Yes ☐ No ☐ If yes, explain.

Does the lawn irrigation system function properly? Yes ☐ No ☐



## COMMERCIAL PCA QUESTIONNAIRE

**COMMENTS/ADDITIONAL INFORMATION** (If necessary, please provide any additional relevant property condition information that has not been discussed above.)

The 6,000 sf building was remodeled 4-5 years ago

The owner disclosed that there is one spot in the yard where 3 cars were buried

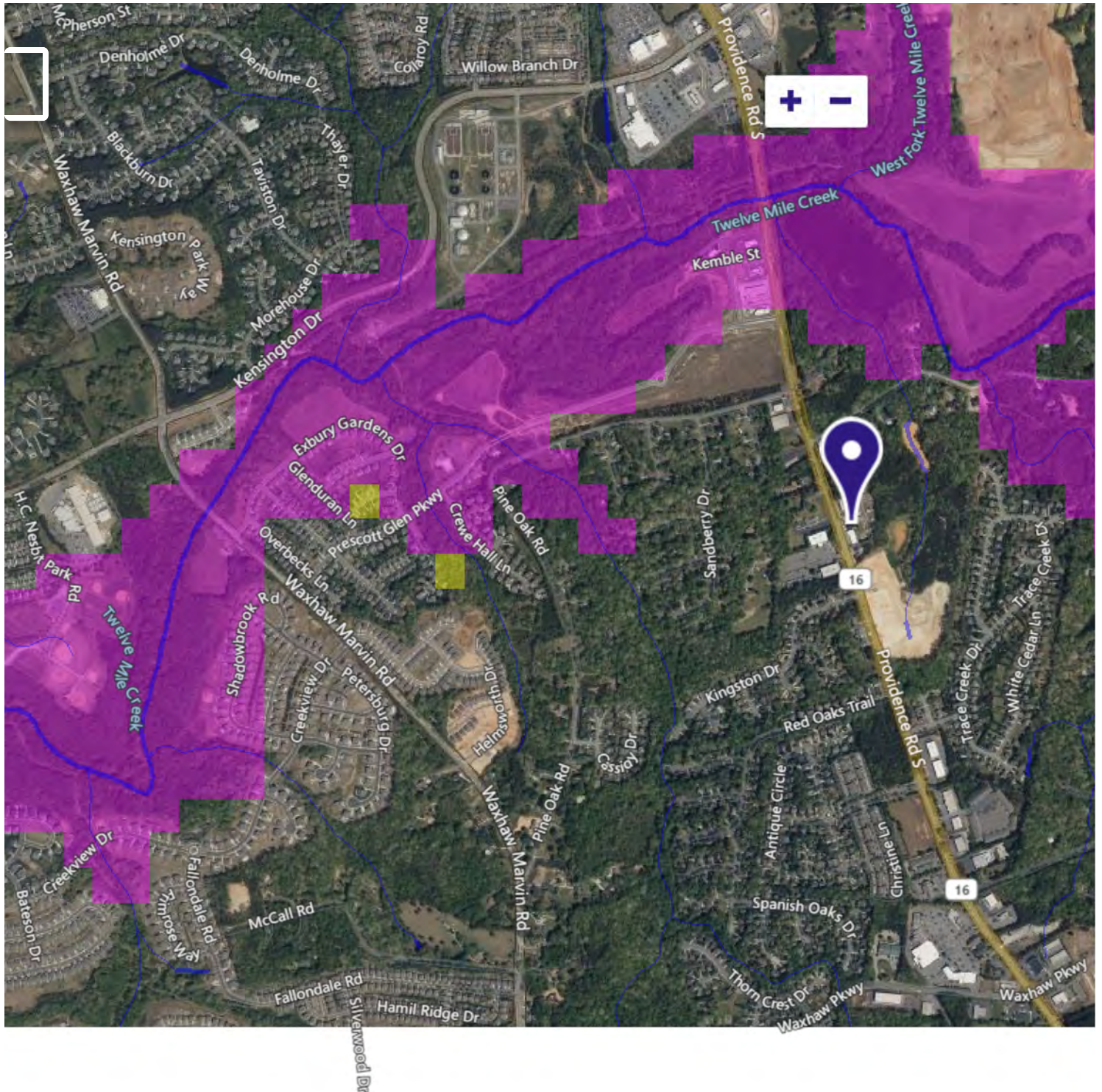
The owner is not aware of any buried tanks.

The garage buildings were used for truck and boat repair,

The rear part of the 9,400 sf building was used to paint vehicles

The owner has provided a ledger of the last 12 months bills for power and gas





1000 feet 250 m

(<https://www.bing.com/maps?cp=34.9446856934349~-80.74543579774375&lvl=15&style=a&FORM=BME000>). © 1999-2023 Microsoft Corporation, © Vexcel Imaging, © 2024 Microsoft Corporation

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**Site Name:** Couick Marine  
**Location:** 3611 & 3613 Providence Rd S Waxhaw, NC 28173  
**Prepared for:** 5-Fold Services  
**Ref:** P3753  
**Center Coordinates:** 34.9444623,-80.7533226  
**Prepared Date:** Mon Jan 29 2024 03:52:16 GMT-0700 (Mountain Standard Time)

# ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21



2055 E. Rio Salado Pkwy, Tempe, AZ 85381 | 480-967-6752

## Summary

Federal	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	0
Lists of Federal CERCLA sites with NFRAP	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA TSD facilities	0	0	0
Lists of Federal RCRA generators	0	0	0
Federal institutional control/engineering control registries	0	0	0
Federal ERNS list	0	0	0
State	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	2
Lists of state and tribal hazardous waste facilities	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0	0	0
Lists of state and tribal leaking storage tanks	0	0	0
Lists of state and tribal registered storage tanks	0	0	0
State and tribal institutional control/engineering control registries	0	0	0
Lists of state and tribal voluntary cleanup sites	0	0	0
Lists of state and tribal brownfields sites	0	0	0
Other	< 1/4	1/4 - 1/2	1/2 - 1
State and/or tribal lists of sites requiring further investigation / remediation	0	0	0
State list of Significant Environmental Hazards (SEH)	0	0	0
Lists of state and tribal mine sites requiring further investigation and/or remediation	0	0	0
State and/or tribal lists of spills and spill responses	0	0	0
State and/or tribal lists of emergency responses	0	0	0
State and/or tribal lists of dry cleaners	0	0	0
State and/or tribal lists of clandestine laboratory cleanups	0	0	0
State and/or tribal lists of scrap/used tire processing facilities	0	0	0
State and/or tribal lists of underground injection control sites	0	0	0
State and/or tribal listings of permitted drywells	0	0	0
Automobile salvage yards	0	0	0
Livestock Waste Control sites	0	0	0
Controlled Animal Feeding Operations (CAFOs)	0	0	0
State and/or tribal lists of registered aboveground storage tanks (ASTs)	0	0	0
C.A.A. Permitted Facilities	0	0	0
NPDES Permitted Facilities	0	0	0
Onsite Wastewater Treatment sites	0	0	0
State and/or tribal lists of permitted facilities	0	0	0
Resource Conservation and Recovery Act Information (RCRAInfo)	0	0	0
U.S. EPA Enforcement, Compliance History Online (ECHO)	0	0	0
U.S. EPA Underground Storage Tanks (UST)	0	0	0
U.S. EPA Toxic Substances Control Act (TSCA) database	0	0	0
U.S. EPA Toxic Release Inventory System (TRIS)	0	0	0



## Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

**There were no Federal NPL sites found within a one-mile radius of the target property.**

## Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

**There were no Federal Delisted NPL sites found within a half-mile radius of the target property.**



## Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

**There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.**

## Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

**There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.**



## Lists of Federal RCRA facilities undergoing Corrective Action

Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

**There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.**

## Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

**There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.**



## Lists of Federal RCRA generators

A generator is any person who produces a hazardous waste as listed or characterized in part 261 of title 40 of the Code of Federal Regulations (CFR). Recognizing that generators also produce waste in different quantities, EPA established three categories of generators in the regulations: very small quantity generators, small quantity generators, and large quantity generators. EPA regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA) to ensure that these wastes are managed in ways that protect human health and the environment. Generators of hazardous waste are regulated based on the amount of hazardous waste they generate in a calendar month, not the size of their business or facility.

**There were no Federal RCRA generators found at the target property and/or adjoining properties.**

## Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

**There were no Federal institutional or engineering controls found at the target property.**



## Federal ERNS list

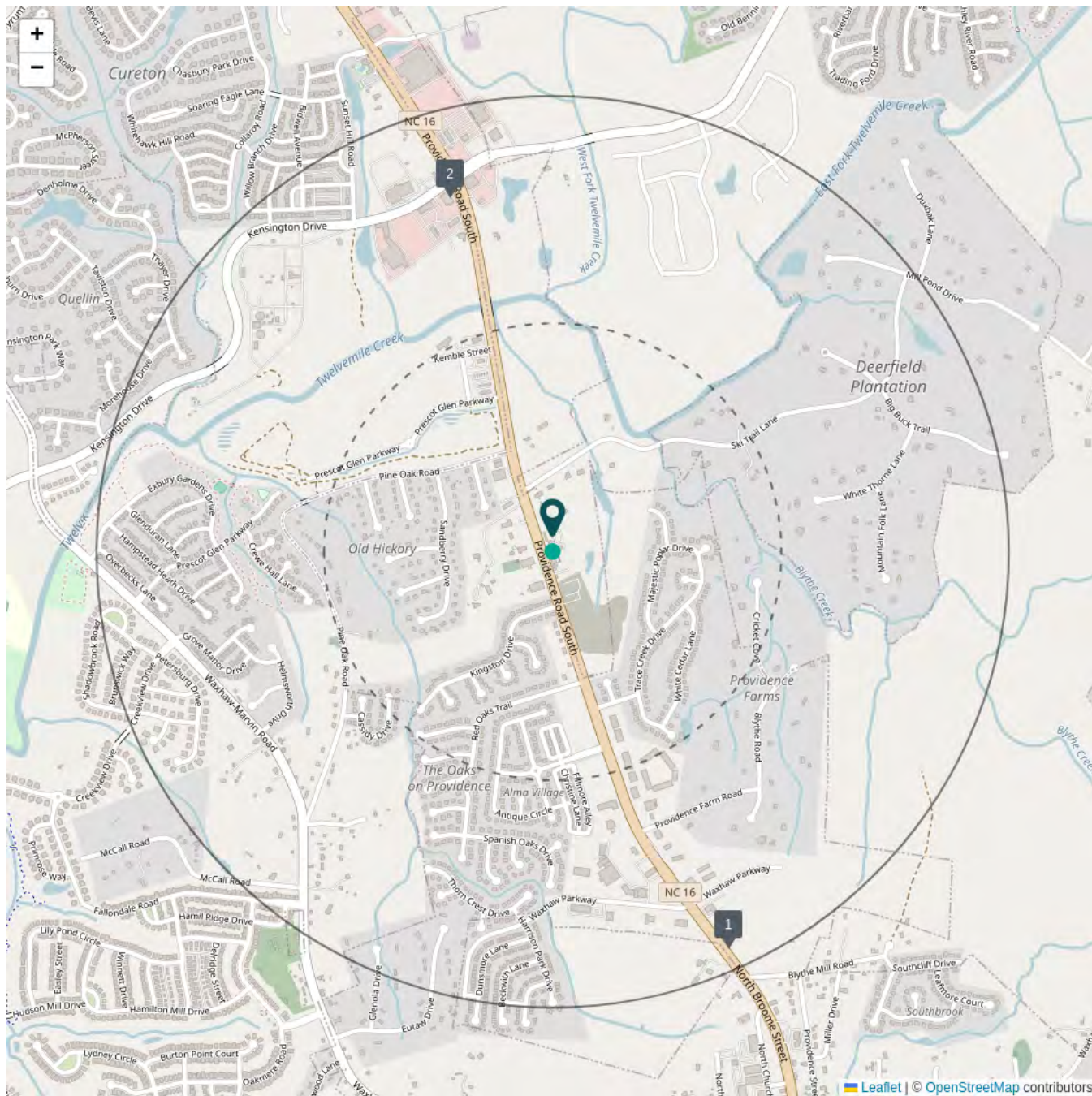
The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

**There were no Federally recorded releases of oil and/or hazardous substances at the target property.**

## Lists of state and tribal Superfund equivalent sites

### NCDEQ - HAZARDOUS WASTE SITES

This data set represents hazardous substance spill and disposal sites (as points) and includes active and inactive facilities and a variety of property types. The term "inactive" refers to the fact that the cleanup was inactive at large numbers of sites at the time of program enactment. This data set includes closed remediation sites that have land use restrictions recorded as part of the remedy.



center: 34.9444623,-80.7533226

----- 0.5 Miles ——— 1.0 Miles

1

**CVS PHARMACY #5341**

NORTH BROOM STREET

**Handler ID:** NCR000151480

**Site Name:** CVS PHARMACY #5341

**Address:** NORTH BROOM STREET

**City:** WAXHAW

**HSWA Permit:**

**Generator:** LQG

**Transporter:** No

**Treater:**

**Storer:**

**Distance From Center (Miles):** 0.9493

**Site Source:** last updated 12-15-2021 from NCDEQ-HWS-ACT

2

**CVS PHARMACY #7943**

KENSINGTON DRIVE

**Handler ID:** NCR000151472

**Site Name:** CVS PHARMACY #7943

**Address:** KENSINGTON DRIVE

**City:** WAXHAW

**HSWA Permit:**

**Generator:** LQG

**Transporter:** No

**Treater:**

**Storer:**

**Distance From Center (Miles):** 0.808

**Site Source:** last updated 12-15-2021 from NCDEQ-HWS-ACT



## Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

**There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.**

## Lists of state and tribal landfills and solid waste disposal facilities

Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

**There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.**

## Lists of state and tribal leaking storage tanks

A typical leaking underground storage tank (LUST) scenario involves the release of a fuel product from an underground storage tank (UST) that can contaminate surrounding soil, groundwater, or surface waters, or affect indoor air spaces. Once a leak is confirmed, immediate response actions must be taken to minimize or eliminate the source of the release and to reduce potential harm to human health, safety, and the environment. Each state has unique requirements for initiating responses to a release, and it is up to the UST owner or operator to conduct actions in compliance with his/her local rules.

**There were no State and/or tribal leaking storage tanks found within a half-mile radius of the target property.**



## Lists of state and tribal registered storage tanks

EPA initially issued UST regulations in 1988. In 2015, EPA modified the UST regulation, which was effective October 13, 2015 in Indian Country and states without State Program Approval. EPA recognizes that, because of the size and diversity of the regulated community, state and local governments are in the best position to oversee USTs: 1) State and local authorities are closer to the situation in their domain and are in the best position to set priorities, 2) Subtitle I of the Solid Waste Disposal Act allows state UST programs approved by EPA to operate in lieu of the federal program, 3) the state program approval (SPA) regulations set criteria for states to obtain the authority to operate in lieu of the federal program. State programs must be at least as stringent as EPA's. A complete version of the law that governs USTs can be found in U.S. Code, Title 42, Chapter 82, Subchapter IX.

**There were no State and/or tribal registered storage tanks found at subject and adjoining properties.**

## State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

**There were no State and/or tribal institutional and/or engineering controls found filed against the target property.**

## Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

**There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.**



## Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

**There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.**

## State and/or tribal lists of sites requiring further investigation / remediation

No records found

## State list of Significant Environmental Hazards (SEH)

No records found



## Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

## State and/or tribal lists of spills and spill responses

No records found

## State and/or tribal lists of emergency responses

No records found



## State and/or tribal lists of dry cleaners

No records found

## State and/or tribal lists of clandestine laboratory cleanups

No records found

## State and/or tribal lists of scrap/used tire processing facilities

No records found



## State and/or tribal lists of underground injection control sites

No records found

## State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

## Automobile salvage yards

No records found



## Livestock Waste Control sites

No records found

## Controlled Animal Feeding Operations (CAFOs)

No records found

## State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found



## C.A.A. Permitted Facilities

No records found

## NPDES Permitted Facilities

No records found

## Onsite Wastewater Treatment sites

No records found



## State and/or tribal lists of permitted facilities

No State and/or tribal permitted facilities found within a half-mile of the target property.

## Resource Conservation and Recovery Act Information (RCRAInfo)

No records found

## U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found



## U.S. EPA Underground Storage Tanks (UST)

No records found

## U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

## U.S. EPA Toxic Release Inventory System (TRIS)

No records found

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