

**PROJECT**

**POST-CLOSING INSPECTION NO. 4  
ETHAN GARDENS APARTMENTS  
NEW HAVEN, CT**

**INSPECTION DATE: 11/10/10  
FHA CASE NO.: 017-55025**

**CONSULTANT**

**APPLIED ENGINEERING SOLUTION, INC.  
440 Martin Luther King, Jr. Blvd. Suite 101A  
Macon, Georgia 31201**

**OWNER**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
ATLANTA AREA OFFICE, REGION IV  
ATLANTA MULTIFAMILY PROPERTY DISPOSITION CENTER  
Five Points Plaza, 40 Marietta Street  
Atlanta, Georgia 30303-3388**



**Applied  
Engineering  
Solutions, Inc.**



440 MARTIN LUTHER KING, JR. BLVD., SUITE 101A ♦ MACON, GEORGIA 31201

TELEPHONE (478) 314-1270 ♦ FAX (478) 314-1271

8(a), Service Disabled Veteran Owned, HUBZone Small Business

November 10, 2010

Mr. William H. Melvin  
U.S. Department of Housing and Urban Development  
Multifamily Property Disposition Center  
Five Points Plaza, 40 Marietta Street  
Atlanta, Georgia 30303

REF: ETHAN GARDENS APARTMENTS  
POST-CLOSING INSPECTION NO. 4  
NEW HAVEN, CT  
FHA CASE NO.: 017-55025

Dear Mr. Melvin,

As requested, I visited the referenced development on November 10, 2010 to conduct a Post-Closing Inspection. I was accompanied by Mr. Yossi Rogatsky and Mr. Alan Genn, Owners of the subject property. The purpose of the inspection was to determine the extent of work that had been conducted in accordance with the Post-Closing Repair Requirements as delineated in a previously completed Comprehensive Repair Survey (CRS). I had no involvement in the preparation of the CRS; therefore, certain assumptions had to be made as to the intent of that document.

For all intents and purposes, the work is complete. The site had been cleaned and regraded with new retaining walls installed. All sidewalks had been replaced. Paving had been seal-coated and striped. Most of the exterior doors and all of the exterior lights had been replaced. The installation of a new rubber membrane roof and replacement of damaged sections of the mansard roof were complete. New boilers and hot water storage tanks had been installed. The painting of the new rails at the handicap ramp was in progress. The Owners have done an excellent job in transforming this property far exceeding the Post-Closing Requirements in many areas.

I have attached a copy of the Cost Estimate Summary from the original CRS. Comments on the status of each item have also been inserted. Those line items with reduced quantities and/or unit costs from the original CRS have been indicated in ***bold italic*** text. Photographs representing the conditions found at the site as well as an updated HUD Form 9552 are also attached.

We appreciate the opportunity to provide you with this review. Please let us know if you need any additional information at this time.

Sincerely,  
APPLIED ENGINEERING SOLUTIONS, INC.

A handwritten signature in black ink, appearing to read 'Tim Roberts', is written over a light blue rectangular background.

Tim Roberts, A.I.A., NCARB

Enclosures

# Post-Closing Repair Requirements

U.S. Department of Housing and Urban Development  
Office of Housing Multifamily Sales Program

Project Name <b>ETHAN GARDENS APARTMENTS</b>	Project Number <b>FHA Case No.: 017-55025</b>	Location <b>NEW HAVEN, CT</b>
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The Purchaser must repair the property to meet the following requirements within the time frame noted in the Contract of Sale or Terms and Requirements of Foreclosure Sale- Acknowledgement by Bidder

☐ Applicable State & Local Codes ☐ Housing Quality Standards (HQS) as set forth in CFR 886, Subpart C ☐ Additional repairs required by HUD

HUD will monitor repairs to assure compliance. Repairs shall be considered completed only after: (1) Purchaser provides written Certification that repairs are completed; (2) Purchaser requests final inspection by HUD; and, (3) HUD verifies in writing completion and compliance with the requirements stated herein.

Trade Item Cost Breakdown: HUD's estimate of repairs is broken out by trade item. Detailed descriptions of repairs are stated in this form's exhibits. Unless checked as MANDATORY on this form, repairs may begin upon conveyance. For repair items listed in this form as MANDATORY, the purchaser, prior to beginning work, must submit specifications for approval to the HUD office with jurisdiction over this project.

The repairs listed herein represent HUD's estimate of the property's repair needs. These repairs may not represent all repairs needed to satisfy HUD's requirements and/or requirements other than HUD's. HUD does **NOT** warrant that the list is either comprehensive or sufficient. The purchaser accepts responsibility for: (1) developing his/her own repair cost estimate, (2) determining what, if any, repairs are needed in excess of those listed herein, and (3) providing funding for such repairs.

Item	Mandatory	Est. Cost	Item	Mandatory	Est. Cost
<b>Repairs to Residential Structures (including commercial areas)</b>					
1. Concrete	<input type="checkbox"/>	\$0.00	17. Wood Flooring	<input type="checkbox"/>	\$0.00
2. Masonry	<input type="checkbox"/>	\$0.00	18. Resilient Flooring	<input type="checkbox"/>	\$0.00
3. Metals	<input type="checkbox"/>	\$0.00	19. Painting & Decorating	<input type="checkbox"/>	\$0.00
4. Rough Carpentry	<input type="checkbox"/>	\$0.00	20. Specialties	<input type="checkbox"/>	\$0.00
5. Finish Carpentry	<input type="checkbox"/>	\$0.00	21. Special Equipment	<input type="checkbox"/>	\$0.00
6. Waterproofing	<input type="checkbox"/>	\$0.00	22. Cabinets	<input type="checkbox"/>	\$0.00
7. Insulation	<input type="checkbox"/>	\$0.00	23. Appliances	<input type="checkbox"/>	\$0.00
8. Roofing	<input type="checkbox"/>	\$0.00	24. Blinds & Shades	<input type="checkbox"/>	\$0.00
9. Sheet Metal	<input type="checkbox"/>	\$0.00	25. Carpets	<input type="checkbox"/>	\$0.00
10. Doors	<input type="checkbox"/>	\$0.00	26. Special Construction	<input type="checkbox"/>	\$0.00
11. Windows	<input type="checkbox"/>	\$0.00	27. Elevators	<input type="checkbox"/>	\$0.00
12. Glass	<input type="checkbox"/>	\$0.00	28. Plumbing & Hot Water	<input type="checkbox"/>	\$0.00
13. Lath & Plaster	<input type="checkbox"/>	\$0.00	29. Heat & Ventilation	<input type="checkbox"/>	\$0.00
14. Drywall	<input type="checkbox"/>	\$0.00	30. Air Conditioning	<input type="checkbox"/>	\$0.00
15. Tile Work	<input type="checkbox"/>	\$0.00	31. Electrical	<input type="checkbox"/>	\$0.00
16. Acoustical	<input type="checkbox"/>	\$0.00	Residential Structures Subtotal		<b>\$0.00</b>
<b>Repairs to Accessory Structures (community, maintenance, mechanical, garages, carports, etc.)</b>					
32. Accessory Structures	<input type="checkbox"/>	\$0.00	Accessory Structures Subtotal		<b>\$0.00</b>
<b>Site Work</b>					
33. Earth work	<input type="checkbox"/>	\$0.00	36. Site Improvements	<input type="checkbox"/>	\$0.00
34. Site Utilities	<input type="checkbox"/>	\$0.00	37. Lawns & Plantings	<input type="checkbox"/>	\$0.00
35. Roads & walks	<input type="checkbox"/>	\$0.00	38. Unusual Site Conditions	<input type="checkbox"/>	\$0.00
<b>Environmental Mitigation</b>					
39. Lead Containing Materials	<input type="checkbox"/>	\$0.00	<b>Totals</b>		
40. Asbestos	<input type="checkbox"/>	\$0.00	Inflation Factor (2.4%)		\$0
41. Mold/Extermination/Environ.	<input type="checkbox"/>	\$0.00	Est. Total Hard Cost		<b>\$0</b>
Environmental Mitigation Subtotal		<b>\$0.00</b>	Contingency =Hard Cost x 10%		\$0
			Est. Total Repair Cost		<b>\$0</b>

Previous edition is obsolete

Form HUD-9552 (5/93)

POST-CLOSING INSPECTION OF 11/10/10

COST ESTIMATE SUMMARY								
	ETHAN GARDENS APARTMENTS POST-CLOSING INSPECTION DATE OF INSPECTION: 11/10/10 FHA CASE NO.: 017-55025	HEALTH AND SAFETY	FORM 9552	UNIT	PER ITEM COST	QUAN.	TOTAL COST PER ITEM	TOTAL COST PER DIVISION
	<b>DIVISION 1- GENERAL REQUIREMENTS</b>							<b>\$0.00</b>
01410A	<b>Install accessible cabinets</b> <i>Completed.</i>		22	ea	\$2,950.00	0	\$0.00	
01410A	<b>Install accessible counters/sinks/faucets</b> <i>Completed.</i>		22	ea	\$530.00	0	\$0.00	
01410A	<b>Lower electrical outlets for accessible units</b> <i>Completed.</i>		31	ea	\$400.00	0	\$0.00	
01410A	<b>Install warning devices to accessible units</b> <i>Completed.</i>		31	ea	\$255.95	0	\$0.00	
01410E	<b>Regrade walkways/add ramps for access to HC unit</b> <i>A new ramp and rails had been installed. The rails were being painted during the course of this inspection.</i>		35	ls	\$2,000.00	0	\$0.00	
01830E	<b>Develop O &amp; M plan for ACM</b> <i>Completed. Owner is to forward to our office by email.</i>	YES	40	ls	\$475.00	0	\$0.00	
01830E	<b>Employee Training on Lead Safe Work Practices</b> <i>The Owner presented evidence that Evan Schmidt of their company had attended training and received certification of successful completion.</i>	YES	39	ls	\$1,535.00	0	\$0.00	
	<b>DIVISION 2- SITEWORK</b>							<b>\$0.00</b>
02740E	<b>Repair and sealcoat the parking lot</b> <i>Completed.</i>		35	sf	\$0.10	0	\$0.00	
02775E	<b>Repair/rebuild sidewalks</b> <i>All sidewalks were replaced.</i>		35	sf	\$0.85	0	\$0.00	
02820E	<b>Install dumpster enclosure</b> <i>Given the position of the final dumpster location and the access required for the trash trucks a new enclosure is not feasible.</i>	YES	36	ea	\$1,339.20	0	\$0.00	
02820E	<b>Replace 25 % of chain-link fence</b> <i>The chainlink fence had been removed. A new fence is not scheduled to be reinstalled at the front of the property since the front entrances to the units are immediately on the sidewalk. A new decorative metal fence, which was not originally required by the CRS, is scheduled to be installed around a considerable part of the property.</i>		36	lf	\$13.45	0	\$0.00	
02935E	<b>Cut-back trees and ivy from buildings</b> <i>Completed.</i>		37	ls	\$850.00	0	\$0.00	
	<b>DIVISION 3- CONCRETE</b>							<b>\$0.00</b>
03110E	<b>Repair site stairs</b> <i>Completed.</i>		36	ea	\$500.00	0	\$0.00	
03330E	<b>Replace concrete stairs to elevated walks</b> <i>The Owner had retained a structural engineer who designed modifications and reinforcing to the existing stairs and elevated walks in lieu of complete replacement. Work is complete and appears to be of good quality.</i>		1	ea	\$1,801.80	0	\$0.00	
03330E	<b>Rebuild elevated concrete walkways</b> <i>The Owner had retained a structural engineer who designed modifications and reinforcing to the existing stairs and elevated walks in lieu of complete replacement. Work is complete and appears to be of good quality.</i>	YES	1	sf	\$28.28	0	\$0.00	
03920E	<b>Repair concrete door canopies</b> <i>Completed.</i>	YES	1	ea	\$150.00	0	\$0.00	
	<b>DIVISION 4- MASONRY</b>							<b>\$0.00</b>
04060E	<b>Repoint masonry walls</b> <i>The cost estimate I originally received indicated this line item as "Repoint masonry walls" whereas the Grantee's paperwork indicated it as "Repaint masonry walls". The paintable masonry (non-split face masonry) had been painted sometime ago and needs to be repainted again in some areas. No other areas of masonry appeared to need repointing during the previous inspection; therefore the quantity was previously reduced to zero.</i>		2	sf	\$3.50	0	\$0.00	
	<b>DIVISION 5- METALS</b>							<b>\$0.00</b>
05060E	<b>Replace fascia</b> <i>For all intents and purposes, the fascia had been repaired except for one small area that was to be replaced when the cable company removed excessive exposed cables.</i>		3	lf	\$3.50	0	\$0.00	
05210A	<b>Install joist supports for Building A basement</b> <i>Completed.</i>	YES	3	ea	\$1,500.00	0	\$0.00	
05210E	<b>Replace steel beams at Building A</b> <i>Completed.</i>	YES	3	lf	\$675.00	0	\$0.00	
05520E	<b>Replace railings</b> <i>According to the previous Owner, this item had been completed six years ago prior to him acquiring the site. The rails were in good condition during the previous and current inspection. The rails had been painted since the time of the previous inspection.</i>	YES	3	lf	\$44.70	0	\$0.00	

COST ESTIMATE SUMMARY								
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	<b>DIVISION 6- WOODS AND PLASTICS</b>							<b>\$0.00</b>
06150E	<b>Replace damaged roof structure</b> <i>Completed.</i>	YES	8	sf	\$8.00	0	\$0.00	
06415A	<b>Replace countertops</b> <i>Completed.</i>		22	ea	\$300.00	0	\$0.00	
06910A	<b>Refinish unit floors (wood)</b>  <i>According to the previous Owner, the wood floors had been refinished in the apartments at the time of resident turnover during the past 3-4 years. It appeared that this was the case; therefore, the quantities were previously reduced to zero. However, since the apartments have been occupied since the time the floors were refinished additional attention is once again necessary.</i>		17	sf	\$2.10	0	\$0.00	
	<b>DIVISION 7- THERMAL &amp; MOISTURE. PRO.</b>							<b>\$0.00</b>
07460E	<b>Replace mansard</b> <i>The mansard was inspected for deteriorated areas all of which have been replaced. The entire mansard has been cleaned and painted.</i>	YES	8	sf	\$2.00	0	\$0.00	
07510E	<b>Replace roof covering</b> <i>Completed.</i>		8	sf	\$5.00	0	\$0.00	
	<b>DIVISION 8 - DOORS AND WINDOWS</b>							<b>\$0.00</b>
08110E	<b>Replace exterior unit doors</b> <i>All damaged exterior doors were replaced. The existing doors that were operable and sound have not been replaced. However, the owner intends to replace all doors for a uniform appearance.</i>		10	ea	\$700.00	0	\$0.00	
08160E	<b>Replace sliding glass doors</b> <i>Completed.</i>		10	ea	\$1,095.00	0	\$0.00	
08180E	<b>Replace exterior storm doors</b> <i>The previous Owner stated that the storm doors had all been replaced over the past 3-4 years; however, most were found to be in poor condition due to abuse. Given the abuse even the obviously new doors had previously received, we assume that these doors had been replaced at one time or another since the Owner took possession of the site.</i>		10	ea	\$165.00	0	\$0.00	
08210A	<b>Replace 10% interior unit doors</b> <i>At least the original quantities had been replaced over the past several years. However, additional attention will be required because of continued resident abuse</i>		10	ea	\$257.40	0	\$0.00	
08210A	<b>Replace 20% of unit closet doors</b> <i>At least the original quantities had been replaced over the past several years. However, additional attention will be required because of continued resident abuse</i>		10	ea	\$199.10	0	\$0.00	
08520E	<b>Replace window frames</b> <i>The previous Owner stated that this item was accomplished prior to him acquiring the site. All windows inspected were found to be in good condition. Therefore, the costs were previously reduced to zero.</i>		11	ea	\$275.00	0	\$0.00	
	<b>DIVISION 9 - FINISHES</b>							<b>\$0.00</b>
09280E	<b>Repair ceiling to covered parking</b> <i>Completed.</i>	YES	13	sf	\$1.75	0	\$0.00	
09310A	<b>Replace bath CT surround</b> <i>Well more than the original quantities have been replaced.</i>		19	ea	\$350.00	0	\$0.00	
09650A	<b>Replace unit floors (vinyl)</b> <i>At least the original quantities had been replaced over the past several years. However, additional attention will be required because of continued resident abuse</i>		18		\$6.50	0	\$0.00	
09680A	<b>Replace unit floors (carpet)</b> <i>At least the original quantities had been replaced over the past several years. However, additional attention will be required because of continued resident abuse</i>		25	sf	\$2.80	0	\$0.00	
09910A	<b>Prepare and paint unit walls and ceilings</b> <i>All of the units inspected appeared to have been painted since the previous Owner acquired the site; therefore, the costs were previously reduced to zero. However, due to normal wear and tear, additional painting is once again needed.</i>		19	sf	\$0.47	0	\$0.00	
09910E	<b>Paint lintels</b> <i>Completed.</i>	YES	39	ea	\$75.00	0	\$0.00	
09910E	<b>Paint exterior masonry</b> <i>The exterior masonry was painted in 2005 according to the previous Owner; therefore, the costs had been reduced to zero since that did appear to be the case. However, several areas require repainting again because of the elapsed time.</i>		2	sf	\$0.65	0	\$0.00	

COST ESTIMATE SUMMARY								
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	<b>DIVISION 10 - SPECIALTIES</b>							<b>\$0.00</b>
10820A	<b>Replace bathroom accessories</b> <i>Toilet accessories were in acceptable condition in the apartments inspected.</i>		20	ea	\$210.86	0	\$0.00	
10200A	<b>Install wall vents to all bathrooms</b> <i>Completed.</i>		29	ea	\$235.00	0	\$0.00	
	<b>DIVISION 11 - EQUIPMENT</b>							<b>\$0.00</b>
11450A	<b>Replace 100% of ranges</b> <i>All appliances witnessed during the previous inspection were new or in good condition.</i>		23	ea	\$400.00	0	\$0.00	
11450A	<b>Replace 100% of refrigerators</b> <i>All appliances witnessed during the previous inspection were new or in good condition.</i>		23	ea	\$475.00	0	\$0.00	
11450A	<b>Install recirculating hoods</b> <i>Completed.</i>		23	ea	\$180.00	0	\$0.00	
	<b>DIVISION 12 - FURNISHINGS</b>							<b>\$0.00</b>
12350A	<b>Replace kitchen cabinetry</b> <i>Completed.</i>		22	ea	\$1,250.00	0	\$0.00	
12490A	<b>Replace blinds in units</b> <i>Completed at one time or another over the last several years; however, additional attention is once again required.</i>		24	ea	\$125.00	0	\$0.00	
	<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>							<b>\$0.00</b>
13850I	<b>Add fire alarm control panel and system</b> <i>A fire alarm system is not required due to each unit being separated by fire walls. The Owner presented a letter from the local officials stating that a fire alarm system is not needed.</i>	YES	26	ls	\$27,600.00	0	\$0.00	
13850I	<b>Upgrade battery smoke detectors to hardwired detectors</b> <i>New 10-year lithium battery smoke detectors were provided.</i>	YES	26	ea	\$180.00	0	\$0.00	
	<b>DIVISION 14 - CONVEYING SYSTEMS - NO ENTRY</b>							<b>\$0.00</b>
	<b>DIVISION 15 - MECHANICAL</b>							<b>\$0.00</b>
15080I	<b>Insulate mechanical room piping</b> <i>Completed.</i>		29	ls	\$500.00	0	\$0.00	
15130I	<b>Replace DHW circulating pumps</b> <i>Completed.</i>		28	ea	\$475.00	0	\$0.00	
15140I	<b>Upgrade domestic hot and cold water distribution piping</b> <i>Completed.</i>		28	ls	\$6,048.00	0	\$0.00	
15160E	<b>Replace external drains</b> <i>Completed.</i>	YES	8	ea	\$750.00	0	\$0.00	
15180I	<b>Replace hydronic circulating pumps</b> <i>Completed.</i>		29	ea	\$1,175.00	0	\$0.00	
15180I	<b>Replace damaged pipe section in Mech Room B</b> <i>Completed.</i>		29	ls	\$1,000.00	0	\$0.00	
15180I	<b>Upgrade hydronic distribution piping</b> <i>Completed.</i>		29	ls	\$8,640.00	0	\$0.00	
15410A	<b>Replace kitchen sinks</b> <i>This item was previously found to be in good condition in the units inspected.</i>		28	ea	\$150.00	0	\$0.00	
15410A	<b>Replace kitchen faucets</b> <i>This item was previously found to be in good condition in the units inspected.</i>		28	ea	\$80.00	0	\$0.00	
15410A	<b>Replace bathroom sinks</b> <i>This item was previously found to be in good condition in the units inspected.</i>		28	ea	\$176.81	0	\$0.00	
15410A	<b>Replace bathroom faucets</b> <i>This item was previously found to be in good condition in the units inspected.</i>		28	ea	\$109.00	0	\$0.00	
15410A	<b>Install anti-scald valves</b> <i>New tempering valves were provided on the boiler system to lower the water temperature to the apartments. Therefore, anti-scald valves are no longer needed.</i>	YES	28	ea	\$650.00	0	\$0.00	
15410A	<b>Reglaze 50% tubs</b> <i>At least the original quantities have been reglazed. Additional tubs are being reglazed at the time of unit turnover.</i>		28	ea	\$275.00	0	\$0.00	
15440I	<b>Add access cover over sump pit in Mech Room B</b> <i>Completed.</i>	YES	29	ea	\$2,500.00	0	\$0.00	
15480I	<b>Replace tankless DHW generators with gas-fired DHW tanks</b> <i>Completed.</i>		28	ea	\$4,140.00	0	\$0.00	
15510I	<b>Replace boiler in Mech Rm B (1250 MBH)</b> <i>Completed.</i>		29	ea	\$19,500.00	0	\$0.00	
15510I	<b>Replace boiler in Mech Rm C (840 MBH)</b> <i>Completed.</i>		29	ea	\$13,104.00	0	\$0.00	
15760A	<b>Replace baseboard covers</b> <i>Completed at one time or another over the last several years; however, additional attention is once again required.</i>		29	un	\$182.00	0	\$0.00	
15915I	<b>Replace boiler plant controls</b> <i>Completed.</i>		29	ea	\$3,250.00	0	\$0.00	

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	<b>DIVISION 16 - ELECTRICAL</b>							<b>\$0.00</b>
16130I	Cover exposed wiring in Mechanical Rooms B and C <i>Completed.</i>	YES	31	ea	\$200.00	0	\$0.00	
16340I	Upgrade building electrical mains and panels <i>Completed.</i>	YES	31	ls	\$22,500.00	0	\$0.00	
16410I	Upgrade apartment electrical service from 60 amps to 100 amps <i>Completed.</i>	YES	31	ea	\$1,250.00	0	\$0.00	
16410I	Replace fuse boxes with circuit breaker panels <i>Completed.</i>	YES	31	ea	\$1,500.00	0	\$0.00	
16510A	Replace damaged interior lights <i>Completed.</i>		31	un	\$120.00	0	\$0.00	
16520E	Replace exterior wall mounted lights <i>Completed.</i>	YES	31	ea	\$150.00	0	\$0.00	
SUBTOTAL								<b>\$0</b>
Inflation 2.4%								<b>\$0</b>
SUBTOTAL								<b>\$0</b>
Contingency (10%)								<b>\$0</b>
GRAND TOTAL								<b>\$0</b>

NOTES FOR QUICK INTERPRETATION OF THIS WORKSHEET: E=Exterior A=Per Apartment I= Common areas (These are suffixes to construction item numbers)

When suffix E is used, the associated quantity refers to exterior items not directly associated with an individual unit.

When suffix A is used, the associated quantity refers to items associated with individual apartments.

When suffix I is used, the associated quantity refers to items associated with the common areas of the building that cannot be associated with an individual apt.

\* after the suffix indicates a corresponding remark in COST ESTIMATE REMARKS following the COST ESTIMATE SUMMARY

ABBREVIATIONS: CY = CUBIC YARD SY = SQUARE YARD SF = SQUARE FOOT LF= LINEAR FOOT LS = LUMP SUM EA = EACH HC = HANDICAP UNIT

BLDG = BUILDING SEC = BUILDING SECTION APT = APARTMENT FLR =FLOOR OPNG = OPENING



A new handicap ramp was constructed to provide an accessible route to the apartments designated for those with physical disabilities.







New retaining walls and rails were provided throughout the site which has greatly enhanced the development.







The mansard roof was repaired and painted. A new rubber membrane was provided on the flat portions of the roof surface.





The majority of the apartment entry doors were replaced. All are scheduled to be replaced in the near future. window lintels were painted.







The smoke detectors were fitted with strobe lights in the hearing and vision impaired apartment. The exhaust fans were replaced in most apartment bathrooms.





Most cabinets and appliances were also replaced.





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