

West



State Mechanical, Inc.

P-1: 203157  
S-1: 302852  
F-1: 010303  
MC: 01063

COMMERCIAL • INDUSTRIAL • RESIDENTIAL  
• PLUMBING • HEATING • AIR CONDITIONING  
• PROCESS • SPECIALIZED PIPING

April 15, 2003

T.W.B. Property Management, LLC  
196 North Plains Industrial Road  
Wallingford, CT 06492

Attn: Tom Briggs

Re: Mechanical Equipment Survey "Riverview" Site, Kent, CT.

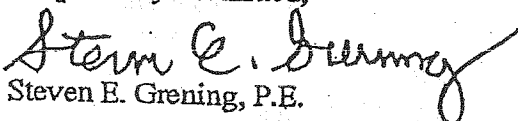
Dear Tom,

As requested, we recently visited the above referenced facility and observed the following:

- 1) Apartments have space heating installed consisting of electric strip baseboard heaters in each room. The baseboard lengths varied based on the overall room sizes. Space heaters were observed in working condition, i.e. if turned on, they produced heat.
- 2) Apartments obtain domestic hot water from an individual electric water heater, in either 40 or 50 gallon tank capacities. Multiple water heater manufacturers were found, including but not limited to: A.O. Smith, Bradford-White, State Industries, and Reliance Water Heater Company. All electric heating elements were tested with an OHM meter and tested positively. All water heaters were found in working condition.

If you need any additional information, please advise.

Respectfully submitted,

  
Steven E. Grening, P.E.

seg/jvd

# RIVERVIEW COMMONS – Structural Assessment KENT, CT

## I. Purpose & Scope

Diversified Technology Consultants was retained by Branhaven Properties to visually review and evaluate the structural condition of five structures containing nineteen individual, residential units and one freestanding garage structure. The structures are located at 16 Elizabeth Street in Kent, Connecticut. The property is known as Riverview Commons.

As well as observing the exterior condition of the structures, the interior of some units was reviewed. Where applicable the estimated expected remaining useful life of building components is identified. Additionally, a replacement cost in current dollars is presented for the same.

## II. General Description

The current owner of the property reported that the buildings were constructed in the fall of 1977.

The buildings are sited on a 2.0 + acre parcel adjoining the Housatonic River. The easterly property line parallels Elizabeth Street in Kent, Connecticut. There are two curb cuts into the property off of Elizabeth Street. One is located at the south end and one is located at the north end of the property line affronting Elizabeth Street. The buildings are constructed on a plateau some 20 feet plus above the riverbed. The parcel is further detailed in the Land Surveyor's Plot Plan dated May 20, 2003 as prepared by Mike Riordan.

The five residential structures are summarized as follows:

- One two-story, above grade, structure contains Unit 1, 2, and 3, referenced for this report as Building No.1. Each residential unit is a two-story, two-bedroom unit without basement.
- One two-story, above grade, structure contains Units 4, 5, 6, and 7, referenced for this report as Building No. 2. Each residential unit is a one-bedroom unit. Units 4 and 6 occupy the first floor, and Units 5 and 7 occupy the second floor.
- One two-story, above grade, structure contains Units 8, 9, and 10, referenced for this report as Building No. 3. Each residential unit is a two-story above grade, two-bedroom unit with below grade basement.
- One two-story, above grade, structure contains Units 12, 13, and 14, referenced for this report as Building No. 4. Each residential unit is a two-story above grade, two-bedroom unit with below grade basement.
- One two-story, above grade, structure contains Units 15, 16, 17, 18, 19, and 20, referenced for this report as Building No.5. Each residential unit is a two-story above grade, two-bedroom unit without basement.



## RIVERVIEW COMMONS – Structural Assessment KENT, CT

The freestanding garage structure contains six car bays and an enclosed storage area. The garage structure is referenced for this report as Building No. 6.

The interior finishes are more or less typical amongst all of the units. Differences in maintenance operations, which have been completed over the life of the buildings, have resulted in slight variations between the individual units. Similarly, differences in tenant occupancy over the life of the buildings have resulted in variations in the physical condition of finishes and furnishings between individual units. Kitchen cabinets and appliances are in fair condition. The bathroom finishes vary from unit to unit.

All units have electric baseboard heat. All units have electric water heaters. Each unit has a dedicated electric meter. Domestic, potable water is piped to each unit with corresponding shut off valves. There is one water meter for the entire property. Sanitation lines and clean outs are serviceable for each building and not for each unit individually.

Each unit has access to the attic space via a pull down attic stair. Interior bay units lack proper attic ventilation.

Common areas around the buildings are drained via catch basins. Quantity and operation of the catch basins appears to be adequate. Parking and driveway areas are paved with bituminous concrete. Paving was observed to be in fair condition.



# RIVERVIEW COMMONS – Structural Assessment

## KENT, CT

### III. Building Descriptions

#### A. Building No.1

1. **Description:** This building contains Units 1, 2 and 3. Each unit contains approximately 1288 square feet of living area consisting of five rooms. The kitchen, living room, dining room and half bathroom are located on the grade level. Two bedrooms and a full bathroom are located on the second floor. Each unit has a fenced in walkout patio area.
2. **Construction:** The foundation walls are cast-in-place concrete. The first floor is a concrete slab-on-grade. The first floor elevation is approximately 8 inches above finished grade. Exterior and interior walls are framed with 2x4 hem fir or Douglas fir studs spaced 16 inches on center. Interior finish on walls is ½ inch gypsum board sheathing. The second floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. The second floor members cantilever approximately two feet beyond the first story, front and back exterior walls and support the second story exterior walls and roof framing. The second floor ceiling is framed with 2x8 ceiling joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. The pitched (5/12 and 7/12) roof framing is 2x8 hem fir or Douglas fir rafters at 16 inches on center. Roof sheathing is plywood. Exterior wall sheathing is plywood.  
The walkway to the front doors is asphalt paving.
3. **Weatherproofing:** Applied roofing material is asphalt shingles, approximate age is five years. Exterior wall finish is vinyl siding. Aluminum gutters and downspouts collect water from the roof along the front elevation of the building. There is no water collection from the roof along the back elevation. The front doors are metal doors with raised panel appliques. Trim around front doors is expanded polystyrene, painted moulding. Windows are a mixture of vinyl clad and wood double hung windows. Windows have aluminum storm windows. Sliding patio doors are wood or vinyl clad.
4. **Attic Ventilation and Insulation:** The attic has a continuous ridge vent and vented aluminum eave soffits. The end units have louvered gable vents. The living space is insulated from the attic space with six-inches of fiberglass batt insulation.



# RIVERVIEW COMMONS – Structural Assessment KENT, CT

## B. Building No. 2

1. This building contains Units 4, 5, 6 and 7. Units 4 and 6 occupy the first floor and contain approximately 912 square feet of living area. Units 5 and 7 occupy the second floor and contain approximately 961 square feet of living area. All units consist of three rooms, kitchen, living room with dining area and bedroom. Each unit has a full bathroom. Unit 4 and 6 each has a fenced in, walkout patio area. Unit 5 and 7 each has a walkout wooden balcony area.
2. Construction: The foundation walls are cast-in-place concrete. The first floor is a concrete slab-on-grade. The first floor elevation is approximately 8 inches above finished grade. Exterior and interior walls are framed with 2x4 hem fir or Douglas fir studs spaced 16 inches on center. Interior finish on walls is ½ inch gypsum board sheathing. The second floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. The second floor members cantilever approximately one foot beyond the first story, front and back exterior walls and support the second story exterior walls and roof framing. The second floor ceiling is framed by the bottom chord of the wood roof trusses spaced at 16 inches on center. The pitched (5/12) roof framing is framed with wooden trusses at 16 inches on center. Roof sheathing is plywood. The wood balcony at Unit 5 and 7 are framed with pressure treated 2x10 members spaced at 16 inches on center. The wood decking is pressure treated 2x6 deck boards. The walkway to front doors is asphalt paving.
3. Weatherproofing: Applied roofing material is asphalt shingles, approximate age is five years. The front, exterior wall finish from grade to second floor is brick masonry veneer. The exterior wall finish on the remainder of the elevations is vinyl siding. Aluminum gutters and downspouts collect water from the roof and second floor siding along the front elevation of the building. There is no water collection from the roof along the back elevation. The front doors are metal doors. Windows are a mixture of vinyl clad and wood double hung windows. Windows have aluminum storm windows. Sliding patio doors are wood or vinyl.
4. Attic Ventilation and Insulation: The attic has a continuous ridge vent and louvered, gable vents. The living space is insulated from the attic space with six-inches of fiberglass batt insulation.



## RIVERVIEW COMMONS – Structural Assessment KENT, CT

### C. Building No. 3

1. This building contains Units 8, 9 and 10. Each unit contains approximately 1288 square feet of living area consisting of five rooms and approximately 572 square feet of basement area. The kitchen, living room, dining room and half bathroom are located on the grade level. Two bedrooms and a full bathroom are located on the second floor. Each unit has a fenced in walkout patio area. Within each fenced patio area is a covered hatch to the basement access stairway.
2. Construction: The foundation walls are cast-in-place concrete. The basement wall between units is cast-in-place concrete. The basement floor is a concrete slab-on-grade. The first floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center. The members span from the exterior concrete basement walls to a center multi-member girder supported by 4-inch diameter steel columns. The first floor elevation is approximately 16 inches above finished grade along the front elevation and approximately 30 inches above finished grade along the back elevation. Exterior and interior walls are framed with 2x4 hem fir or Douglas fir studs spaced 16 inches on center. Interior finish on walls is ½ inch gypsum board sheathing. The second floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center spanning from the exterior walls to the center interior bearing wall. The second floor members cantilever approximately two feet beyond the first story, front and back exterior walls and support the second story exterior walls and roof framing. Second floor ceiling is framed with 2x8 ceiling joists spaced at 16 inches on center spanning from the exterior walls to the interior, center bearing wall. The pitched (5/12) roof framing is 2x8 hem fir or Douglas fir rafters at 16 inches on center. Roof sheathing is plywood. The walkway to the front doors is concrete sidewalk. The front steps are either concrete or wood. The exterior steps at the sliding doors to the patio area are constructed of 2x10 stringers and 2x6 tread boards.
3. Weatherproofing: Applied roofing material is asphalt shingles, approximate age is five years. Exterior wall finish is vinyl siding. Aluminum gutters and downspouts collect water from the roof along the front elevation of the building. There is no water collection from the roof along the back elevation. The front doors are metal doors with raised panel appliques. Windows are a mixture of vinyl clad and wood double hung windows. Windows have aluminum storm windows. Sliding patio doors are wood or vinyl.
4. Attic Ventilation and Insulation: The attic has a continuous ridge vent and vented aluminum eave soffits. End units have louvered gable vents. The living space is insulated from the attic space with six-inches of fiberglass batt insulation.



# RIVERVIEW COMMONS – Structural Assessment KENT, CT

## D. Building No. 4

1. This building contains Units 12, 13 and 14. Each unit contains approximately 1288 square feet of living area consisting of five rooms and approximately 572 square feet of basement area. The kitchen, living room, dining room and half bathroom are located on the grade level. Two bedrooms and a full bathroom are located on the second floor. Each unit has a patio area overlooking the river. The patio area contains a covered hatch to the basement access stairway.
2. Construction: The foundation walls are cast-in-place concrete. The basement wall between units is cast-in-place concrete. The basement floor is a concrete slab-on-grade. The first floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center. The members span from the exterior concrete basement walls to a center multi-member girder supported by 4-inch diameter steel columns. The first floor elevation is approximately 20 inches above finished grade along the front elevation and approximately 30 inches above finished grade along the back elevation. Exterior and interior walls are framed with 2x4 hem fir or Douglas fir studs spaced 16 inches on center. Interior finish on walls is ½ inch gypsum board sheathing. The second floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. The second floor members cantilever approximately two feet beyond the first story, front and back exterior walls and support the second story exterior walls and roof framing. The second floor ceiling is framed with 2x8 ceiling joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. The pitched (5/12) roof framing is 2x8 hem fir or Douglas fir rafters at 16 inches on center. Roof sheathing is plywood. The walkway to the front doors is asphalt. The steps to the front door are cast-in-place concrete. The exterior steps at the sliding doors to the patio area are constructed of 2x10 stringers and 2x6 tread boards.
3. Weatherproofing: Applied roofing material is asphalt shingles, approximate age is five years. Exterior wall finish is vinyl siding. Aluminum gutters and downspouts collect water from the roof along the front elevation of the building. There is no water collection from the roof along the back elevation. The front doors are metal doors. Windows are a mixture of vinyl clad and wood double hung windows. Windows have aluminum storm windows. Sliding patio doors are wood or vinyl.
4. Attic Ventilation and Insulation: The attic has a continuous ridge vent and vented aluminum eave soffits. The end units have louvered gable vents. The living space is insulated from the attic space with six-inches of fiberglass batt insulation.



## INTERVIEW COMMONS – Structural Assessment VT, CT

### E. Building No. 5

1. This building contains Units 15, 16, 17, 18, 19 and 20. Each unit contains approximately 1288 square feet of living area consisting of five rooms. The kitchen, living room, dining room and half bathroom are located on the grade level. Two bedrooms and a full bathroom are located on the second floor. Each unit has a fenced in patio area.
2. Construction: The foundation walls are cast-in-place concrete. The first floor is a concrete slab-on-grade. The first floor elevation is approximately 8 inches above finished grade. Exterior and interior walls are framed with 2x4 hem fir or Douglas fir studs spaced 16 inches on center. Interior finish on walls is ½ inch gypsum board sheathing. The second floor is framed with 2x10 hem fir or Douglas fir floor joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. The second floor members cantilever approximately two feet beyond the first story, front and back exterior walls and support the second story exterior walls and roof framing. The second floor ceiling is framed with 2x8 ceiling joists spaced at 16 inches on center spanning from the exterior walls to the center, interior bearing wall. Pitched (5/12) roof framing is 2x8 hem fir or Douglas fir rafters at 16 inches on center. Roof sheathing is plywood. The area in front of the building is asphalt.
3. Weatherproofing: Applied roofing material is asphalt shingles, approximate age is five years. Exterior wall finish is vinyl siding. Aluminum gutters and downspouts collect water from the roof along the front elevation of the building. There is no water collection from the roof along the back elevation. The front doors are metal doors. Windows are a mixture of vinyl clad and wood double hung windows. Windows have aluminum storm windows. Sliding patio doors are wood or vinyl.
4. Attic Ventilation and Insulation: The attic has a continuous ridge vent and vented, aluminum eave soffits. The end units have louvered gable vents. The living space is insulated from the attic space with six-inches of fiberglass batt insulation.





## RIVERVIEW COMMONS – Structural Assessment KENT, CT

### F. Building No. 6

1. This building contains 6 car bays and a storage area. The parking bays are labeled A through F and are not separated by any interior dividing walls. Each parking bay has an overhead garage door.
2. Construction: Foundations consist of 8 to 10 inch diameter concrete piers spaced approximately 11 feet on center along the wall lines. Walls are framed with 2x4 hem fir or Douglas fir studs spaced at 16 inches on center. The pitched roof is framed with 2x member trusses. Roof sheathing is plywood. The storage area floor is constructed with 2x6 hem fir or Douglas fir joists spaced at 16 inches on center. The storage area floor decking is plywood. The floor surface within the car bays is bituminous concrete.
3. Weatherproofing: Applied roofing material is asphalt shingles, approximate age 20+ years. The applied roofing is in bad condition with buckled or missing shingles. Exterior wall finish is vinyl siding.



## RIVERVIEW COMMONS – Structural Assessment KENT, CT

### IV. Structural Assessment

The reviewed buildings are in good structural condition. They are constructed of materials and details common to the industry at the time of the original construction. While certain architectural elements of the original construction have been updated, the structural systems have remained intact and are still viable by current standards.

### V. Approximate Remaining Useful Life & Estimated Replacement Cost Schedule

<u>Item</u>	<u>Approximate Remaining Useful Life in Years</u>	<u>Estimated Replacement Cost</u>
Windows	30	\$300/each
Exterior Walls	30	\$25/SF
Roof Structure	30	\$20/SF
Interior Framed Floors	30	\$20/SF
Interior Partitions	20	\$9/SF
Roof Covering- Residential Buildings	10	\$165/100 sq ft
Roof Covering- Garage Building	0	\$125/100 sq ft
Dishwasher	3	\$350/each
Refrigerator	3	\$600/each
Range/Oven	3	\$400/each

