

AGENDA

STATE BUILDING CODE TECHNICAL REVIEW BOARD

Friday, August 16, 2024 - 10:00am

Virginia Housing Center
4224 Cox Road Glen Allen, Virginia 23260

- I. Roll Call **(TAB 1)**
- II. Approval of July 19, 2024 Minutes **(TAB 2)**
- III. Public Comment
- IV. Request for Reconsideration **(Addendum)**
 - In R: George and Carrie Schiano
Appeal No. 24-03
- V. Appeal Hearing **(TAB 3)**
 - In Re: A10 Capital LLC
Appeal No. 24-05
- VI. Secretary's Report
 - a. September 2024 meeting update
 - b. Legal updates from Board Counsel

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STATE BUILDING CODE TECHNICAL REVIEW BOARD

James R. Dawson, Chair

(Virginia Fire Chiefs Association)

W. Shaun Pharr, Esq., Vice-Chair

(The Apartment and Office Building Association of Metropolitan Washington)

Vince Butler

(Virginia Home Builders Association)

J. Daniel Crigler

(Virginia Association of Plumbing-Heating-Cooling Contractors and the Virginia Chapters of the Air Conditioning Contractors of America)

Alan D. Givens

(Virginia Association of Plumbing-Heating-Cooling Contractors and the Virginia Chapters of the Air Conditioning Contractors of America)

David V. Hutchins

(Electrical Contractor)

Christina Jackson

(Commonwealth at large)

Joseph A. Kessler, III

(Associated General Contractors)

R. Jonah Margarella, AIA, NCARB, LEED AP

(American Institute of Architects Virginia)

Eric Mays

(Virginia Building and Code Officials Association)

Joanne D. Monday

(Virginia Building Owners and Managers Association)

James S. Moss

(Virginia Building and Code Officials Association)

Elizabeth C. White

(Commonwealth at large)

Aaron Zdinak, PE

(Virginia Society of Professional Engineers)

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1 **STATE BUILDING CODE TECHNICAL REVIEW BOARD**
2 **MEETING MINUTES**
3 **July 19, 2024**
4 **Virtual Meeting**
5

Members Present

Mr. James R. Dawson, Chairman
Mr. Vince Butler
Mr. Daniel Crigler
Mr. David V. Hutchins
Ms. Christina Jackson
Mr. Joseph Kessler
Mr. Eric Mays, PE
Ms. Joanne Monday
Mr. James S. Moss
Mr. W. Shaun Pharr, Esq., Vice-Chairman
Ms. Elizabeth White
Mr. Aaron Zdinak, PE

Members Absent

Mr. Alan D. Givens
Mr. R. Jonah Margarella

6
7 Call to Order

The meeting of the State Building Code Technical Review Board (“Review Board”) was called to order at approximately 10:30 a.m. by Secretary Luter.

10
11 Roll Call

The roll was called by Mr. Luter and a quorum was present. Mr. Justin I. Bell, legal counsel for the Review Board from the Attorney General’s Office, was also present.

14
15 Elections of Officers

Mr. Luter advised the board members that the terms of the officers of the Board had expired and election of officers was needed prior to moving forward with the meeting. Mr. Luter then called for nominations for Chair. Mr. Butler nominated Mr. Dawson. The nomination was seconded by Mr. Crigler. Mr. Luter called for nominations for Chair twice more. After hearing no further nominations, Mr. Luter closed the nominations for Chair. A vote was taken and Mr. Dawson was unanimously elected as Chair.

Chair Dawson called for nominations for Vice-Chair. Ms. Jackson nominated Mr. Pharr for Vice-Chair. The nomination was seconded by Mr. Mays. Chairman Dawson called for nominations for Vice-Chair twice more. After hearing no further nominations for Vice-Chair, Mr. Dawson closed the nominations. A vote was taken and Mr. Pharr was unanimously elected as Vice-Chair.

Chair Dawson called for nominations for Secretary. Ms. Jackson nominated Mr. Luter for Secretary. The nomination was seconded by Ms. Monday. Chairman Dawson called for nominations for Secretary

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34 twice more. After hearing no further nominations for Secretary, Mr.
35 Dawson closed the nominations. A vote was taken and Mr. Luter was
36 unanimously elected as Secretary.
37

38 Approval of Minutes The draft minutes of the May 17, 2024 meeting in the Review Board
39 members' agenda package were considered. Ms. Monday moved to
40 approve the minutes as presented. The motion was seconded by Mr.
41 Zdinak and passed with Ms. Jackson and Mr. Butler abstaining.
42

43 *Note: Mr. Mays recused himself from review, consideration, and*
44 *approval of the minutes.*
45

46 Final Order George and Carrie Schiano: Appeal No. 24-03:
47

48 After review and consideration of the final order presented in the
49 Review Board members' agenda package, Ms. Monday moved to
50 approve the final order as presented. The motion was seconded by Mr.
51 Moss and passed with Ms. Jackson and Mr. Butler abstaining.
52

53 *Note: Mr. Mays recused himself from review, consideration, and*
54 *approval of this final order.*
55

56 Public Comment Chair Dawson opened the meeting for public comment. Mr. Luter
57 advised that no one had signed up to speak. With no one coming
58 forward, Chair Dawson closed the public comment period.
59

60 New Business None.
61

62 Secretary's Report Mr. Luter pointed the Review Board members to the copy of Review
63 Board Policies #30 presented in the Review Board members' agenda
64 package. After a brief discussion, Mr. Hutchins moved to re-adopt
65 Policy #30 as written in compliance with §2.2-3708.3. The motion was
66 seconded by Mr. Crigler and passed unanimously.
67

68 Mr. Luter pointed the Review Board members to the copy of Review
69 Board Policies #31 presented in the Review Board members' agenda
70 package. After a brief discussion, Mr. Butler moved to re-adopt Policy
71 #31 with the following change on page 2 so the policy language
72 mirrored the new language in §2.2-3708.3:
73

74 Policy Section: When an all-virtual public meeting may be authorized,
75 Item c:
76

77 Delete "25%" and replace with "50%"
78

79 The motion was seconded by Ms. Jackson and passed unanimously.

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80 Mr. Luter informed the Review Board of the current caseload for the
81 upcoming meetings scheduled for August 16, 2024 and September 20,
82 2024.
83
84 Mr. Bell provided legal updates to the Review Board members.
85
86 Adjournment There being no further business, the meeting was adjourned by proper
87 motion at approximately 11:15 p.m.
88
89
90 Approved: August 16, 2024
91
92
93 _____
94 Chair, State Building Code Technical Review Board
95
96
97
98 _____
Secretary, State Building Code Technical Review Board

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of A10 Capital LLC
 Appeal No. 24-05

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of A10 Capital LLC
Appeal No. 24-05

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. On February 20, 2024, the City of Hampton Community Development Department, Property Maintenance and Zoning Enforcement Division (City), the agency responsible for the enforcement of Part III of the 2018 Virginia Uniform Statewide Building Code (VUSBC or VMC), issued a Notice of Violation (NOV) to KRS Holdings (KRS), for the structures located at 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, and 2121 Kecoughtan Road, in the City of Hampton, for unsafe structure or structure unfit for human occupancy citing VMC Section 106.1 *Unsafe Structure or Structures Unfit for Human Occupancy* and providing the following:

“This section shall apply to existing structures which are classified as unsafe or unfit for human occupancy. All conditions causing unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official shall be permitted to order the demolition of such structure in accordance with applicable requirements of this code.

- *Note: Structures which become unsafe during construction are regulated under the VCC.*

Demolish the structure within 30 days or bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Additionally, complete all recommendations outlined in the following reports that are also attached: MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received

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January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024.”

2. A10 Capital LLC (A10), a Delaware LLC and affiliates (pre-foreclosure lender) filed an appeal to the City of Hampton Building Code Board of Appeals (local appeals board). The local appeals board “*upheld the Code Official's determination as to the Parcels, as stated in the Notices.*”

3. On May 17, 2024, A10 further appealed to the Review Board.

4. This staff document, along with a copy of all documents submitted, will be sent to the parties and opportunity given for the submittal of additions, corrections, or objections to the staff document, and the submittal of additional documents or written arguments to be included in the information distributed to the Review Board members for the hearing before the Review Board.

Suggested Issues for Resolution by the Review Board

1. Whether to uphold the decision of the City and the local appeals board that the structures located at 2101-2121 Kecoughtan Road are unsafe structures or structures unfit for human occupancy in accordance with VMC Section 106.1 *Unsafe Structure or Structures Unfit for Human Occupancy*.

2. Whether to uphold the decision of the City and the local appeals board that the structures located at 2101-2121 Kecoughtan Road must comply with all recommendations of the four A10 expert reports (MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024).

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3. Whether to uphold the decision of the City and local appeals board that the structures located at 2101-2121 Kecoughtan Road must be brought into compliance within 30 days of issuance of the NOV.

4. Whether to uphold the decision of the City and local appeals board that the structures located at 2101-2121 Kecoughtan Road must be demolished is warranted under VMC Section 106.1 *Unsafe Structure or Structures Unfit for Human Occupancy* and is a proper remedy given the structures are vacant and secure from public entry and must be demolished within 30 days of issuance of NOV.

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Basic Documents

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Staff Note:

To reduce the size of the record and avoid unnecessary duplication of documentation, staff only included one copy of the NOV. Each address below was issued this NOV with the respective address reflected on the NOV.

2101 KECOUGHTAN RD
2103 KECOUGHTAN RD
2105 KECOUGHTAN RD
2107 KECOUGHTAN RD
2109 KECOUGHTAN RD
2111 KECOUGHTAN RD
2113 KECOUGHTAN RD
2115 KECOUGHTAN RD
2117 KECOUGHTAN RD
2119 KECOUGHTAN RD
2121 KECOUGHTAN RD

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February 20, 2024

KRS Holdings
Registered Agent: Curtis D Gordon
Dankos, Gordon, & Tucker PC
1360 E Parham Rd. Ste 200
Richmond, VA 23228

Re: 2101 KECOUGHTAN RD Hampton, VA Parcel Number: 1003662

Dear Sir/Madam:

As an owner or person having interest in the property referenced above, you are hereby notified that the structures and premises referenced above have been inspected and found to be in violation of the Virginia Maintenance Code 2018 as adopted by Section 9-26 of the City Code of Hampton outlined below:

VMC

Subsection 106.1 Unsafe Structure or Structures Unfit for Human Occupancy

- This section shall apply to existing structures which are classified as unsafe or unfit for human occupancy. All conditions causing unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official shall be permitted to order the demolition of such structure in accordance with applicable requirements of this code.
- Note: Structures which become unsafe during construction are regulated under the VCC.

Demolish the structure within 30 days or bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024.

Please be advised that failure to comply with this notice of violation and attached supplemental documentation will result in the City taking legal action, including, demolition of the structure without further notice.

**Please be advised that the required repairs must be completed within 30 days from this notice.
Failure to comply with this notice of violation will result in the City of Hampton taking legal action**

If you would like to appeal this notice of violation(s), you have that right in accordance with Virginia Maintenance Code 2018 Chapter 1, Section 107.5. The applicant shall submit a written request for the appeal to the LBBCA within 14 calendar days of the receipt of the decision being appealed. More information about

Community Development Department, Property Maintenance & Zoning Enforcement Division

22 Lincoln Street, 3rd floor | Hampton, Virginia 23669

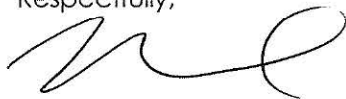
www.hampton.gov | P.757.727-8311

noting an appeal can be obtained from the Department of Community Development at 22 Lincoln St, 3rd floor.

If you have any questions, please contact me at 757-727-6317 to discuss the above issue. If you would like to meet in person, it is preferred to meet on site to help resolve this issue. Please contact me at the above number to set up an appointment.

Thank you in advance for your cooperation in keeping Hampton the most livable city in Virginia.

Respectfully,



Kimberly Mikel
Code Official
City of Hampton, VA.



Megan Lands

Codes Compliance Inspector

Staff Note:

The following inspection and engineering reports are the reports referenced by the City of Hampton in their NOV's issued to the following addresses:

2101 KECOUGHTAN RD
2103 KECOUGHTAN RD
2105 KECOUGHTAN RD
2107 KECOUGHTAN RD
2109 KECOUGHTAN RD
2111 KECOUGHTAN RD
2113 KECOUGHTAN RD
2115 KECOUGHTAN RD
2117 KECOUGHTAN RD
2119 KECOUGHTAN RD
2121 KECOUGHTAN RD

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Staff Note:

MISH ENGINEERING
CONCEPTS, P. L. C.
REPORT

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MISH ENGINEERING CONCEPTS, P.L.C.

January 31, 2024

MEC File No. 5424.2c

Ms. Jennifer McLain McLemore
WILLIAMS MULLEN
P.O. Box 1320
Richmond, VA 23218-1320

Via email: jmclmore@williamsmullen.com

RE: Limited Structural Review of Colonial Landing Apartment Complex Buildings

LOCATION: 2101-2121 Kecoughtan Road, City of Hampton, Virginia 23661

DATES OF SUBJECT SITE VISITS (2): December 28, 2023 & January 16, 2024

PRESENT DURING SITE VISITS:

Everett H. Mish, P.E., Principal, Mish Engineering Concepts, P.L.C. (MEC)
Drew Levine, Property Manager, KRS Holdings

Dear Ms. McLemore:

Pursuant to your request, Mish Engineering Concepts, P.L.C. (MEC) has performed a general structural review for the subject c.1938 apartment complex consisting of three main multi-family apartment buildings, containing a total of ninety-two (92) dwelling units. Building street address numbers are: 2101 (12 units), 2103 (4 units), 2105 (4 units), 2107 (12 units), 2109 (12 units), 2111 (4 units), 2113 (12 units), 2115 (12 units), 2117 (4 units), 2119 (4 units) and 2121 (12 units).



Figure 1: Hampton GPS Aerial View of Subject Apartment Building Complex

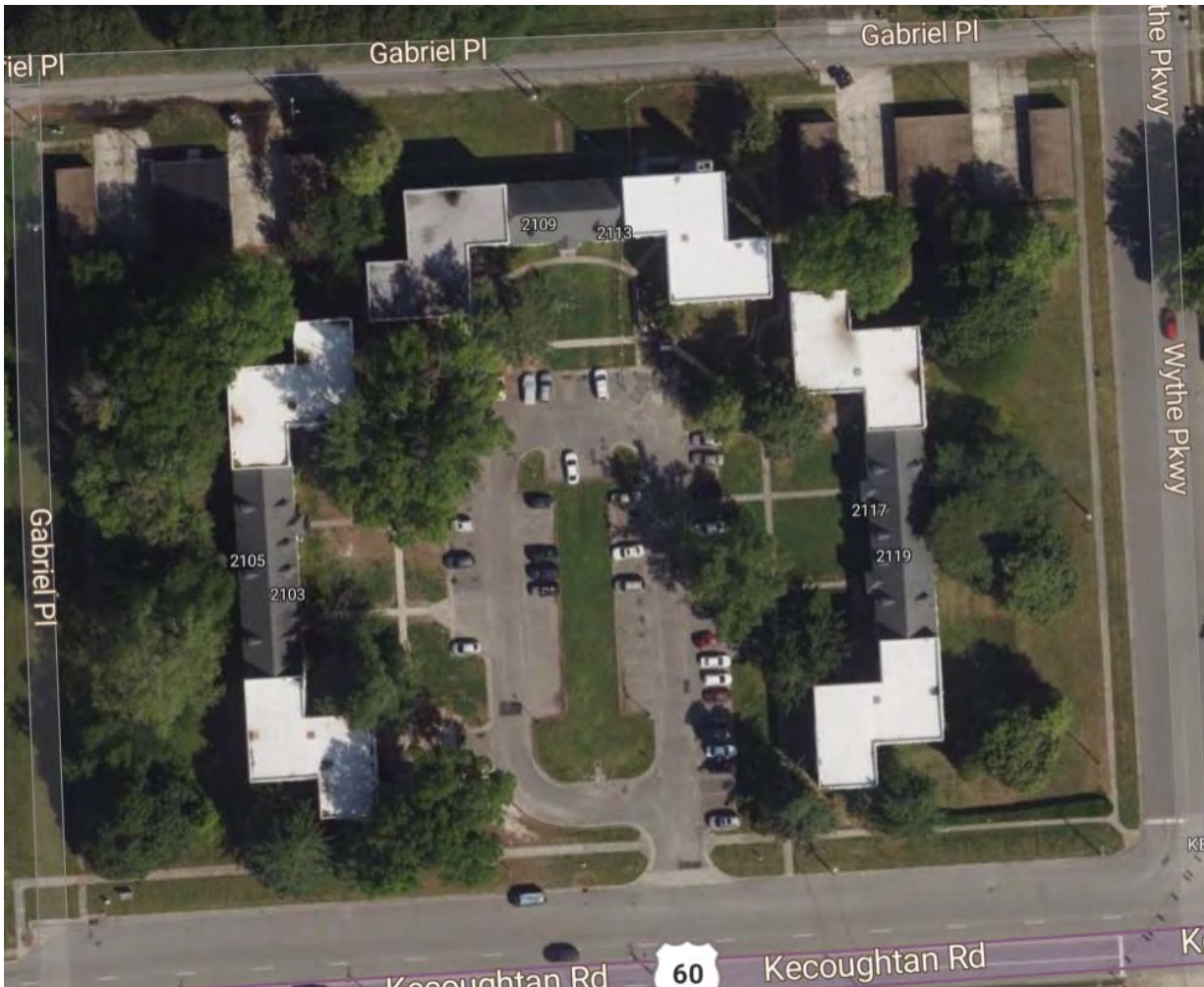


Figure 2: Bing Maps Aerial View of Subject Apartment Building Complex

Buildings 2101, 2103, 2105 and 2107 are interconnected and make up the west building section. Reflecting across the complex main front parking area are Buildings 2115, 2117, 2119 and 2121 that make up the interconnected east building section. Between them, at the north, are interconnected buildings 2109, 2111 and 2113. End wings of all interconnected buildings feature three-stories with flat roofs. Connecting buildings between the three-story flat-roof buildings are two-story building sections with A-frame roofs and unfinished attics.

Also reference Attachment 1: City of Hampton Virginia subject property real estate information.

It is noted that the rear detached garage/storage buildings are not part of this review.

GENERAL STRUCTURAL CONSTRUCTION

These c.1938 apartment buildings were constructed with full multi-wythe brick and terracotta block masonry perimeter walls atop conventional concrete strip spread footings. First-floor framing includes robust precast and poured-in-place reinforced concrete decks built over crawlspaces (west and east building sections); and the basement area (north building section). Second-floor, third-floor and ceilings/attics/roofs are framed with quality vintage rough-cut (2x10 & 2x8) pine lumber. Interior frame walls include steel columns and girders at select locations.

GENERAL CONDITIONS, BACKGROUND & INTERIOR OBSERVATIONS WITH DISCUSSION

All apartment interiors are in general poor aesthetic and unsanitary condition with debris, mold and worn/stained/soiled walls, floors, etc. Within many units, original hardwood floor areas have been covered with carpet or laminate flooring that includes an underlayment that has buckled in many areas due to high ambient moisture levels. First floor windows are currently boarded for security.

It is apparent that these buildings originally utilized a central heating system (no air conditioning) with a main boiler housed within the north buildings' basement. Later this system was abandoned with individual HVAC units added for each apartment. These retrofitted systems are now significantly damaged, have either been removed or are otherwise inoperable. This includes conventional exterior electric heat pumps and interior air handlers for both heating and air conditioning. Heat pumps were mounted on the buildings' rear elevation abutting exterior grades. Installation of these systems required routing refrigerant lines and conduit through added exterior masonry wall penetrations and over to interior air-handlers connected to added interior ductwork. These HVAC systems also required retrofit of upgraded electric service that included individual apartment meters, breaker boxes and routing of added/updated wiring by various means, including on the exterior, within walls, ceilings and with exposed interior and exterior conduit. Exposed conduit routing of this wiring is noted to have been executed in haphazard and inconsistent manners throughout the complex.

Plumbing fixtures for baths and kitchens appear to have been poorly maintained and inconsistently updated over the years. Many apartment unit bath and kitchen fixtures exhibit evidence of repeated drain back-ups and overflows. These conditions are likely due, in part, to failing vintage cast iron and galvanized steel drain piping. It is noted that original cast iron and galvanized steel drain lines have remained in use in all buildings well beyond their anticipated normal service life.

Second- and third-floor vintage bath tile floors were constructed atop heavy mud (concrete) bases, added over and between supporting timber joists. Many of these floor areas exhibit cracking and sagging distress. While timber floor framing under and adjacent to the bathrooms was mostly not accessible for review, distress evidence suggests that several units include under-bath joists that have likely sustained some structural damage due to repeated spills, drain backups and the resulting moisture intrusion.

BUILDING 2113 FIRE

Information provided indicates that a limited interior fire occurred within Building 2113 that resulted in minor damage to some wood framing and significant smoke damage throughout the building. This fire/smoke damage prompted the demolition and gutting of most interior plaster walls, ceilings and finished floors throughout the twelve apartment units. Repairs were underway to replace compromised joists, upgrade and replace all plumbing, finished floors, drywall and baths. This work then ceased prior to completion. It is noted that a roof leak was observed above the Unit 63-C (third-floor) bath that was apparently sourced from a roof penetration that was actively damaging roof, ceiling, subfloor and floor framing; and was migrating to units below this area (Units 62-C & 61-C). Since the January 16th site visit, MEC has been informed that this particular roof leak has been repaired.

BUILDING 2117 FIRE

During the walk-through of Building 2117 it is apparent that a limited kitchen fire occurred within unit 82-B. This fire resulted in some charred/stained doors, trim and interior finishes as well as smoke damage to 82-B and adjacent apartments.

FOUNDATIONS

Throughout all buildings, there is no indication of any significant lower foundation movement or differential settlement. Base foundations appear to continue to properly support applied building loads with long-term stability. Basement perimeter walls and floor areas under the north building section appear stable but have experienced some moisture intrusion, likely related to failed downspouts, clogged rear entry stairwell drains and poor perimeter drainage.

EXHIBITED EXTERIOR DISTRESS, WATER INTRUSION ISSUES WITH DISCUSSION

All but one of the flat-roof buildings have been updated to TPO roofing surfaces that generally appear in good condition. Building 2109 utilizes rolled asphalt roofing that appears in satisfactory condition. A-frame roofs, over two-story center-connecting buildings, feature ‘Grand Manor’ type asphalt shingles that also appear in good to satisfactory condition. Evidence of roof leaks appears to be mostly related to improper roof penetrations combined with ponding water on flat roofs due to debris-clogged scuppers and failed or clogged downspouts. Some flat roof building parapets also appear to have sustained minor cap and flashing damage.

Large trees adjacent to the buildings have deposited leaves and debris leading to buildup atop flat roof areas. Recent lack of maintenance to remove this debris has resulted in blockage to scuppers and downspouts.

With damaged roof downspouts, roof runoff and wind-driven precipitation has flowed over many perimeter walls resulting in multiple areas where water has entered masonry walls with improperly sealed penetrations, damaged flashing and at some window openings. Long-term repeated freeze-thaw cycles has lead to further distress with cracks and lateral displacement of brick areas at several upper wall locations. Moisture within the walls has also migrated to several interior areas, damaging finished plaster and causing mold and some contacting wood rot conditions. Perimeter wall water penetration has also lead to corrosion of some steel lintels over window openings, where corrosion expansion has caused further heave/cracking of brick masonry above some opening jambs.

CONCLUSIONS WITH RECOMMENDATIONS

This apartment building complex was originally well designed and constructed structurally with steel-reinforced pre-cast or poured-in-place concrete first-floor decks, robust brick-masonry perimeter walls, steel columns, steel girders, and vintage rough-cut pine lumber for interior walls, upper floors and ceiling/roof framing. No evidence of significant foundation differential settlement was found. All floors appear generally level and structurally intact with a few repairable moisture-damaged members. General construction and structural load capacities of floor, roof and ceiling vintage rough-cut framing also appear to meet applicable provisions of modern-day building code requirements for residential loading.

Identified distressed and damaged masonry and wood framing elements, at this time, are considered manageable for proper cost-effective repairs to commence. Repairs should include addressing/stopping conditions that allow long-term water intrusion within the perimeter masonry walls and the resulting damage. This building complex is therefore considered a prime candidate for a complete renovation and implementation of the following recommended structure related repairs and improvements that include addressing damaging moisture intrusion.

1. Clear all building roof areas of debris. Repair and replace as needed all roof scuppers, gutters and downspouts to direct and discharge runoff well away from the building perimeter. Properly repair any damaged and deteriorated roof penetrations, parapet caps and roof flashing. Implement regular ongoing preventative maintenance to keep roof scuppers, gutters and downspouts clear and properly functioning.
2. For exterior rear access stair wells to the north section basement, regularly clear out debris so floor drains remain open and functioning. Repair or replace any damaged floor drain piping.
3. Prune and/or remove large trees that extend over and deposit debris atop roof areas.
4. Properly repair and repoint perimeter brick masonry wall cracks and lateral separations where moisture can enter walls and where freeze-thaw damage has occurred. Include replacement of significantly-corroded window opening steel lintels with equal-size hot-dipped galvanized steel elements.

5. Check/repair/reconfigure/replace added HVAC lines, electric, phone and cable service penetrations to prevent water entry. Properly prep, seal and repaint all exterior masonry wall surfaces to further prevent future wind-driven runoff and moisture intrusion.
6. Remove and properly replace all damaged bath and kitchen fixtures, damaged tile floors and plumbing. Properly replace all remaining vintage cast iron and steel drain lines with new PVC piping to help prevent further leaks, backups and overflows. Vintage galvanized steel water supply piping should also be replaced with suitable new copper, PEX or CPVC piping.
7. Properly repair/sister/replace any significantly damaged framing members. Moisture-damaged joists ends, bearing in masonry wall pockets, may be repaired by either replacing with equal-size full-length lumber; or in many applications, by adding galvanized steel angle ledgers, epoxy-anchored to the supporting masonry walls.
8. MEC recommends opening interior wall/ceiling plaster areas (similar to the work done in Building 2113) to further access framing and for structural inspection and repair reviews where needed. Open walls and ceilings will also greatly simplify routing of updated wiring, cable, plumbing, HVAC lines, HVAC ducting; and allow installation of insulation where necessary.

At this time, the subject apartment buildings are considered structurally stable and stand ready for the aforementioned repairs and improvements to commence as soon as practical. Delays in performing this work will lead to further moisture damage and necessitate further, more extensive repairs.

COMMENTS

Over time, the general aging of this structure, the lack of regular long-term maintenance, drainage conditions in and around the complex and the original construction design, materials, methods and workmanship, have contributed to the distress noted. It is possible that these same conditions may result in future concerns, and additional investigations and corrective measures may become necessary.

The interpretations and recommendations contained herein are also based on limited visual observations, photos and measurements made during the referenced site visits. Therefore, no opinion is presented or should be implied concerning the structural integrity of those elements not subject to ready visual review and not specifically addressed in this report. This report is also intended only as a guide for the improvements/repairs/renovations recommended and does not offer all standard-practice construction details required for full implementation. If further specifications or on-site reviews are needed, please contact this office for assistance

I trust this information is helpful and I appreciate the opportunity to assist in this matter. If additional information or clarification is needed, please do not hesitate contacting me.

Sincerely,
MISH ENGINEERING CONCEPTS, P.L.C.



Everett H. Mish, P.E., Principal
Virginia Professional Engineer Registration Number: 21210



ATTACHMENTS:

1. City of Hampton Virginia subject Building Complex General Real Estate & Assessment Information. (4 pages)

cc: MEC File

Hampton, Virginia

Property Address: 2101 KECOUGHTAN RD
HAMPTON, VA 23661

Mailing Address: 618 VILLAGE DR STE J
VIRGINIA BEACH, VA 23454

PIN/LRSN/RPC : 1003662

General Information

Owner's Name: COLONIAL LANDING
APARTMENTS LLC

Assessment Neighborhood: 4000

Legal Description: KECOUGHTAN COURT APTS
5.33AC.

Subdivision Number: 500000

Deeded Acreage: 5.33

Deeded SqFt: 231990

GIS Acreage: 5.65

Old Map No: 01N016 00 000000



Improvements

Improvement 1

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	23466
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	28
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C01Apartment
Foundation:	
Exterior:	No Data
Central A/C:	Y
Heating Type:	23466 sf
Fireplaces:	No Data
Out Building:	No Data

Improvement 2

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	26240
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	32
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C02Apartment
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	Y
Heating Type:	26240 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 3

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	26240
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	32
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C03Apartment
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	Y
Heating Type:	26240 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Improvement 4

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	7328
Basement:	
Basement(Finished):	<i>No Data</i>
Attached Garage:	
Detached Garage:	
Enclosed Porch:	<i>No Data</i>
Open Porch:	<i>No Data</i>
Deck:	<i>No Data</i>

Rooms	
Total:	6
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C04Lt. Commercial Utility Build.
Foundation:	
Exterior:	<i>No Data</i>
Central A/C:	N
Heating Type:	0 sf
Fireplaces:	<i>No Data</i>
Out Building:	<i>No Data</i>

Assessment Information

Fiscal Year	Land Value	Improvement Value	Total Value
FY2024	\$1,380,000	\$4,631,800	\$6,011,800
FY2023	\$1,380,000	\$4,631,800	\$6,011,800
FY2022	\$1,380,000	\$4,631,800	\$6,011,800
FY2021	\$1,380,000	\$3,843,700	\$5,223,700
FY2020	\$1,380,000	\$3,187,400	\$4,567,400
FY2019	\$1,380,000	\$2,872,300	\$4,252,300
FY2018	\$1,380,000	\$2,872,300	\$4,252,300
FY2017	\$1,380,000	\$2,872,300	\$4,252,300
FY2016	\$1,380,000	\$2,604,500	\$3,984,500
FY2015	\$1,150,000	\$2,834,500	\$3,984,500
FY2014	\$1,150,000	\$2,834,500	\$3,984,500
FY2013	\$1,150,000	\$2,834,500	\$3,984,500
FY2012	\$890,600	\$3,054,400	\$3,945,000
FY2011	\$890,600	\$3,054,400	\$3,945,000
FY2010	\$890,600	\$3,138,800	\$4,029,400
FY2009	\$890,600	\$3,138,800	\$4,029,400
FY2008	\$890,600	\$2,299,300	\$3,189,900
FY2007	\$772,800	\$1,409,300	\$2,182,100
FY2006	\$736,000	\$1,281,700	\$2,017,700
FY2005	\$350,000	\$1,478,600	\$1,828,600
FY2004	\$279,000	\$1,133,800	\$1,412,800

Transfer History

Grantor	Transfer Date	Consideration	Doc # or Deed Book/Pg
COLONIAL LANDING APARTMENTS LLC	10/30/2020 12:00:00 AM	6150000	200 015914
COLONIAL LANDING LLC	5/2/2008 12:00:00 AM	4200000	080 008601
2121 LLC	7/6/2004 12:00:00 AM	1700000	040 018675
KECOUGHTAN COURT APARTMENT CORP	2/3/2000 12:00:00 AM	0	1318 0665
LEE SI JUN	5/19/1999 12:00:00 AM	1055000	1289 0378
KECOUGHTAN COURT LLC	7/1/1995 12:00:00 AM	800000	1144 1284
KECOUGHTAN COURT INC	12/1/1988 12:00:00 AM	0	0935 0786
HOLLAND EDWIN T	9/1/1963 12:00:00 AM	700000	0339 0187
KECOUGHTAN COURT INC	7/1/1938 12:00:00 AM	0	0098 0530

City Resources

Land Development	
Zoning:	R-M
SPI:	Yes
Wetlands:	Not in Zone
RMA:	Not in Zone
IDA:	Not in Zone
Noise:	<i>No Data</i>
Soil Type:	ALTAVISTA
Master Plan Area:	KECOUGHTAN

Neighborhood Services	
Census Tract:	12000
District:	Greater Wythe, District 9
Representative:	Deena Franklin

Police Dept	
District:	108
Traffic Zone:	89

Codes	
District:	3B
Inspector:	CHESSON
New Construction Inspector:	CHESSON

Public Works	
Street Sweeping:	4th MONDAY
Trash Day:	FRIDAY
Recycling:	GREEN FRIDAY
Pump Station Area:	208
Watershed:	HR2

Fire Dept	
District:	ST03
Inspector:	1
Battalion:	1

Land Development	
Office Park:	Not in Park
Urban Enterprise Zone:	Not in Zone
Hampton Roads Center Enterprise Zone:	Not in Zone
Hampton Roads Center Technology Zone:	Not in Zone
Downtown Technology Zone:	Not in Zone

Voting Information	
Congress:	3
House of Representative:	87
Senate:	23
Poll Precinct:	PHENIX
Poll Location:	NEIGHBORHOOD RESOURCE CTR

Sherriff's Office	
Warrant Services:	CP1

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Staff Note:

S&W POWER
SOLUTIONS, LLC
REPORT

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Electrical Inspection Overview

2121 Kecoughtan, Hampton Va.

Inspector: Wayne Townsend

S&W Power Solutions, LLC

Electrical License Number: 2705157258

Contact: 757.358.7052

Overview:

Inspected all units on list provided.

Each breaker box, switch, outlet, and heat / AC systems were tested.

In each common area all hallway lights and were tested.

Common area fire systems could not be tested.

On the exterior of the building all meter bases, grounding rods and electrical supply lines were inspected.

Note that 3 meters are missing, possibly stolen.

Did not inspect the 2113 as is a full rehab and different scope of work.

Inspection Details:

All grounding rods that ground panel boxes are missing.
To replace in 80 units (\$800 each)

	\$64,000
2101 11B – MC needs to be rewired back to panel	\$850
2101 12 C – Replace exposed wire in kitchen and utility	\$1500
2107 31 B – Replace on fixture	\$500
2109 41 D – Exposed wires & damage to multiple fixtures	\$1500
2109 41 A – Exposed MC in kitchen	\$350
2109 42 A – New range circuit	\$950
2119 82 C – New range circuit	\$950
2121 91 C – Replace multiple fixtures	\$1250
2121 92 A - New range circuit	\$950
2121 92 C – Replace multiple fixtures	\$1500
2105 22 C – Replace main Breaker	\$1800
ALL outside AC units rewired / replaced(17 total @\$5800)	\$98,600
Total:	\$176,650

All units inspected:

2101

- 11B, 12D, 11C, 12C, 12A

2103

- 21A, 22B, 21B

2105

- 21C, 22C

2107

- 32C, 31B, 31C, 32B

2109

- 41D, 41B, 41A, 42A, 43C

2111

- 51B, 51A, 52B

2113

- All units *** Did not inspect as is full remodel / different contractor.

2115

- 73D, 71D, 71B, 72B, 72A, 73C

2117

- 81A

2119

- 91B, 81D, 82C

2121

- 92A, 91B, 91A, 91C, 92C, 92D, 93B

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Staff Note:

COMPLETE CARE
PLUMBING, LLC
REPORT

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Complete Care Plumbing, LLC

Anthonybunn0330@gmail.com

(757) 303-0531

LIC#2705176339

Plumbing Report

for

Colonial Landing

2121 Kecoughtan Rd.

Hampton, VA 23661

Inspection Time: 10 AM, January 26, 2024

General Conditions/ Ratings: Adequate/functional

Main Supply Shut-off/location: The main shut-off is located at the front entrance. Each shut-off is located in the unit by water heater.

Water Main Conditions: Adequate/functional

Water flow/pressure: The water pressure was tested at various locations throughout the property between 40 – 60 psi which is considered normal.

Water Supply Pipe Type: Supply lines in upper units were not visible. Water supply lines on lower-level unit was identified as copper.

Water Volume: By testing multiple fixtures at one time, functional flow of the water supply was verified.

Supply Pipe Leaks: At time of inspection, I found no evidence of leaks on the system.

Drain Line: Drain lines in upper units were not visible. Drain lines on lower-level units was identified as cast iron.

Drain flow: Acceptable.

Leak Tests:

We turned on water to the entire building and tested all faucets, toilets, and tub drains in all units below. All units tested provided at bottom of report.

As electric had not been turned on long enough to heat water, hot water was not able to be tested.

All hot water heaters appear to be functional with no leaks or visible damage and about 20 years old.

We were told and shown several units which had ceiling damage in the bathrooms from previous leaks in the above units.

There was noticeable replaced ceiling drywall in several units where we understood past leaks existed but were fixed.

We tested each one by having one technician in the above bathroom turn on the water in the tubs, flush toilets, and turn on water in the vanities – thus testing all drains and supply lines at once in each above / below bathroom area in all units provided in list.

Another technician stood on a foot ladder directly under the damaged drywall to listen and watch for leaks.

No leaks were detected, and the water remained on for approximately 4 hours while the inspections took place.

We walked back through the units after turning the water off and still no ceiling leaks were detected.

Problem units detected or provided via city reports:

2107 KECOUGHTAN – Entire Building

Repairs have been made to a leaking main drainpipe in the basement. Tested by running water through drains and observing all visible drain lines and listening for leaks.

2107 KECOUGHTAN - Apt. 31A

Tested all plumbing systems and all work property. No leaks and pressure is good. Water heater is approx. 20 years old and is possible needs to be replaced or new heating element installed.

Water Heater Replacement: \$850.00

2109 KECOUGHTAN – Apt. 41 B

Major leak coming from bathroom sink through ceiling and walls and into below unit.

Replace fixture, replace pipes, and fix all walls and damaged wood: \$1785.00

2109 KECOUGHTAN – Apt. 51 A

Water is not being supplied to the apartment. Turn on valve by water heater not working property. Unable to test unit without water supply. Need to fix valve then assess. All other fixtures and drains appear to be undamaged.

Replace Valve: \$250

2109 KECOUGHTAN – Apt. 22 D

Leak detected in tub supply lines.

Replace tub and all lines, fix all walls and damaged wood: \$1850.00

All units tested are provided below:

309.1 General Requirements-Pest Elimination	2107 KECOUGHTAN RD Apt. 31D 1003662
305.3 Interior surfaces	2107 KECOUGHTAN RD Apt. 31D 1003662
305.4 General Requirements-Interior Structure	2109 KECOUGHTAN RD Apt. 43D 1003662
305.3 Interior surfaces	2109 KECOUGHTAN RD Apt. 43D 1003662
304.7 General Requirements-Exterior Structure	2115 KECOUGHTAN RD 1003662
504.2 Plumbing Facilities And Fixture Requirements-Plumbing Systems, Fixtures	2107 KECOUGHTAN RD Apt. 31A 1003662
106.1 Unsafe Structure or Structures Unfit for Human Occupancy	2113 KECOUGHTAN RD 1003662
309.1 General Requirements-Pest Elimination	2105 KECOUGHTAN RD Apt. 22C 1003662
305.6 General Requirements-Interior Doors	2105 KECOUGHTAN RD Apt. 22C 1003662
305.3 Interior surfaces	2107 KECOUGHTAN RD 1003662
305.4 General Requirements-Interior Structure	2107 KECOUGHTAN RD 1003662
504.2 Plumbing Facilities And Fixture Requirements-Plumbing Systems, Fixtures	2107 KECOUGHTAN RD 1003662
603.1 Mechanical And Electrical Requirements-Mechanical Equipment	2107 KECOUGHTAN RD 1003662
604.1 Mechanical And Electrical Requirements-Electrical Facilities	2107 KECOUGHTAN RD 1003662
704.1 Fire Safety Requirements-Fire Protection Systems	2107 KECOUGHTAN RD 1003662
504.1 General Plumbing Systems	2107 KECOUGHTAN RD 1003662
304.7 General Requirements-Exterior Structure	2107 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 51B 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 51A 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 52B 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92D 1003662

106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41D 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41C 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41A 1003662
106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD Apt. 81B 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 43B 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 43C 1003662
106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD Apt. 82B 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92A 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 11C 1003662
106.3.1 Vacating Unsafe Structure	2119 KECOUGHTAN RD Apt. 82C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 91C 1003662
106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 71D 1003662
106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 73D 1003662
106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 71B 1003662
106.3.1 Vacating Unsafe Structure	2113 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2119 KECOUGHTAN RD 1003662
309.1 General Requirements-Pest Elimination	2109 KECOUGHTAN RD Apt. 43A 1003662
604.1 Mechanical And Electrical Requirements-Electrical Facilities	2105 KECOUGHTAN RD Apt. 22C 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12C 1003662
106.3.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD Apt. 21A 1003662
106.3.1 Vacating Unsafe Structure	2105 KECOUGHTAN RD Apt. 21C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92B 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93B 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12A 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93D 1003662
106.3.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 11A 1003662

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2101 KECOUGHTAN RD Apt. 12D 1003662
2101 KECOUGHTAN RD Apt. 13C 1003662
2103 KECOUGHTAN RD Apt. 21B 1003662
2105 KECOUGHTAN RD 1003662
2105 KECOUGHTAN RD Apt. 21D 1003662
2107 KECOUGHTAN RD 1003662
2107 KECOUGHTAN RD Apt. 31B 1003662
2107 KECOUGHTAN RD Apt. 31D 1003662
2109 KECOUGHTAN RD 1003662
2109 KECOUGHTAN RD Apt. 42D 1003662

Staff Note:

PARTNER
ENGINEERING AND
SCIENCE INC.
REPORT

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PROPERTY CONDITION REPORT

Colonial Landing Apartments

2121 Kecoughtan Road
Hampton, Virginia 23661

Report Date

January 31, 2024

Partner Project Number:

24-433932.1

Prepared for:

A10 Capital
Boise, Idaho 83702



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



January 31, 2024

Steve Zorich
A10 Capital
800 W. Main Street, Suite 1100
Boise, Idaho 83702

Subject: Property Condition Report
Colonial Landing Apartments
2121 Kecoughtan Road
Hampton, Virginia 23661
Partner Project No. 24-433932.1

Dear Mr. Zorich:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property in order to facilitate completion of due diligence as a secured lender. The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the subject property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Melissa Dahl at 201-984-3651 or mdahl@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Gary Cohn, RA
Director, Institutional A&E Services

Melissa Dahl
National Client Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the “subject property”). The assessment was performed in accordance with ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”. The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	Colonial Landing Apartments
Address	2121 Kecoughtan Road
City, State and Zip Code	Hampton, Virginia 23661
Property use	Multi-Family
Land acreage (acres)	5.33 (per City of Hampton property card)
Number of buildings	Three apartment building and six garage buildings
Number of floors	2 and 3 (apartment buildings); 1 (garage buildings)
Year built	1938 (per City of Hampton property card)
Gross building area (sf)	75,946 (per City of Hampton property card)
Net building area (sf)	61,100 (per unit breakdown)
Number of residential units	92 (All vacant)
Foundation / Substructure	Raised foundation supported by concrete spread footings and piers or basement foundation supported by spread footings and footers supporting concrete columns
Superstructure	One way concrete slab over basement and crawlspaces, wood framing, and wood slat decking
Façade	Brick masonry
Roof type	Flat, single-ply thermoplastic (TPO/PVC) membrane; pitched, asphalt shingles and standing seam metal; flat, tar and gravel over garages
Parking area	Asphalt paved surface lot, freestanding garage buildings
Parking space count	88 parking spaces (63 at-grade; 25 single-car garages)
ADA parking count	Two ADA designated spaces and no van designated spaces
HVAC system	Split system units, electric baseboard
Water supply piping	Copper, PEX and galvanized
Electrical branch wiring	Copper
Number of elevators	None provided
Fire suppression	Fire extinguishers
Fire alarm	Smoke detectors

The buildings on the subject property are further described as follows:

Structure	Address	Building Area (SF)
Apartment Building 2101-2107	2101-2103-2105-2107 Kecoughtan Road	26,240
Apartment Building 2109-2113	2109-2111-2113 Kecoughtan Road	23,466

Apartment Building 2115-2121	2115-2117-2119-2121 Kecoughtan Road	26,240
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Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in fair to poor condition. The overall level of preventative maintenance appeared to be poor. Partner has been made aware that a plan has been developed to renovate the structures and make them habitable for tenants. Based on our observations we believe that if the recommended corrective work is performed in a code-compliant fashion the structures will be occupiable. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

Reported Capital Expenditures

No recent or planned capital improvements were reported by property management.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action but should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1- Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report combines the opinions of immediate and short-term costs included in Table 1.

Recommendations for Additional Investigations

During the observations at the subject property, the following suspect conditions were determined to warrant further investigation. Further detail of the issues observed is provided in the following sections of the report, *Section 4.3.1*.

- The low sloped TPO roof over building 2115 was identified to have possible compromised structural elements. In addition, the Colonial Landing Observations report, prepared by Work Program Architects, dated May 5, 2022, notes “portions of the roof decking at 2115 appear to no longer meet their structural purposes. No one other than an expert in roof repair shall access this roof until deemed safe by the roof repair expert”. Due to the potential for varying and unforeseen circumstances, an allowance has been provided.
- Partner was provided with a list of reported code violations as provided by property management. Code violations were reportedly observed between September 28-30, 2023. A total of 345 violations were reported, including but not limited to: rodent and insect infestation; moisture damaged walls and ceilings; distressed and missing fixtures; unlevel flooring; distressed or non-functional doors and windows; and general deficiencies resulting in violations associated with “vacating unsafe structures” and “unsafe or unfit for human occupancy”. Additional information was not provided. Based on our observations from our site visit on January 18, 2024, the majority of these violations have not been addressed. Partner has been informed that there is a plan to renovate the units and make them habitable for future tenants.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Colonia Landing Apartments

2121 Kecoughan Road
Hampton, VA

Partner Project No. 24-433932.1
January 31, 2024

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
2.0 Regulatory Compliance							
	None Noted						
3.0 Site Improvements							
3.2.1	Evidence of ponding / silt collection was observed on the paved areas on the west corner of the property adjacent to the garage buildings and dumpsters. Repair is recommended.	1	LS	\$4,000	\$4,000		\$4,000
3.2.2	Asphalt seal coat and pavement markings and striping appeared to be in fair to poor condition. Reapplication of seal coat and pavement markings and striping is anticipated during the evaluation period.	29,000	SF	\$0.19		\$5,510	\$5,510
3.2.4	Vegetative materials appeared to be in fair condition. Vines were observed growing on the building facade and gutter/downspout systems at multiple areas of the property. Additional overgrowth was noted above roof line surfaces. No portion of any trees or foliage should be in contact with the building exterior or above roof lines, which could impact EUL of surfaces. It is recommended that overgrowth at building/ roof perimeters be trimmed back. In addition, Partner identified localized areas of barren soil and erosion at the site landscaping. Partner recommends that the areas of barren soil be hydroseeded at this time, with backfilling of areas of erosion as necessary.	1	LS	\$7,000	\$7,000		\$7,000
3.2.7	The brick and wrought iron arches were observed damaged and in poor condition at multiple locations throughout the property. Damaged and missing brick as well as displaced wrought iron was noted. Repairs / replacement are recommended.	2	EA	\$2,500	\$5,000		\$5,000
3.2.10	The sump pump and pit appeared to have been inoperable for an extended period. Standing water was observed on the basement floor and the pit/ sump pump was reportedly inoperable. Repairs are recommended to bring the drainage system back into working order.	1	LS	\$3,000	\$3,000		\$3,000
4.0 Structural Frame and Building Envelope							
4.3.1	Exterior walls appeared to be in fair to poor condition. Step cracking and areas of displacement were observed at the brick of all three buildings mostly near upper corners and adjacent to windows and steel and/or masonry window lintels. Some of the cracks appeared to exhibit lateral movement or separation. Additionally, multiple masonry lintels appeared proud (not flush) with the adjacent façade, possibly due to water infiltration and freeze / thaw cycling. An evaluation by a licensed structural engineer is recommended. In addition, localized spalling concrete was observed at the building exteriors. Partner recommends that the distressed concrete be patched with a non-shrinking grout at this time.	1	LS	\$8,500	\$8,500		\$8,500
4.3.2	Windows were reported and appeared to be in fair condition. Broken windows were observed at the buildings, not inclusive of the 13 fire damaged units. Broken windowpanes and boarded up windows were observed. Additionally, damaged/deteriorated window trim was observed at the fixed decorative window above the building entrance at Building 2111. Replacement of the damaged windows and trim is recommended.	1	LS	\$4,000	\$4,000		\$4,000
4.3.3	A portion of the overhead garage doors were observed damaged with multiple impacted panels. Replacement of the doors is recommended.	8	EA	\$1,500	\$12,000		\$12,000
4.4.1	The low sloped TPO roof over building 2115 was identified to have possible compromised structural elements. In addition, the Colonial Landing Observations report, prepared by Work Program Architects, dated May 5, 2022, notes "portions of the roof decking at 2115 appear to no longer meet their structural purposes. No one other than an expert in roof repair shall access this roof until deemed safe by the roof repair expert." Consideration should be given to repairs and replacement as necessary. Due to the potential for varying and unforeseen circumstances, an allowance has been provided.	6,500	SF	\$16	\$104,000		\$104,000
4.5	Concrete steps appeared to be in good condition. An impacted metal guardrail at the north side of Building 2111 was observed. Replacement of the railing is recommended for life safety concerns.	1	LS	\$2,000	\$2,000		\$2,000
5.0 Mechanical and Electrical Systems							
5.1	Evidence of leaks and faulty piping was observed. Evidence of an active pipe leak was observed in the basement of Building 2111 via standing water on the basement floor under the pipes. Identification and repair of the pipe leak is recommended.	1	LS	\$2,500	\$2,500		\$2,500
5.2	The wall adjacent to the bedroom electric baseboard heater in Unit 2107-31C was observed with charring indicating a possible electrical or heater malfunction. Repair is recommended.	1	EA	\$750	\$750		\$750

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Colonia Landing Apartments

2121 Kecoughan Road
Hampton, VA

Partner Project No. 24-433932.1
January 31, 2024

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
5.1	Copper piping throughout the property was cut and removed. Reinstall copper piping.	400	LF	\$100	\$40,000		\$40,000
5.1	Safety release valve piping was not observed on multiple DHW heaters. Install DHW safety release valve piping.	25	EA	\$50	\$1,250		\$1,250
5.2	Split system outdoor units were observed to be missing. Split system indoor units were observed to be warped and showed signs of corrosion. Wiring and refrigerant lines were observed to be cut. Ductwork appeared to require repair. Replace all split AC systems.	31	EA	\$5,000	\$155,000		\$155,000
5.2	Window AC units were not installed during the site walk. Install window AC units.	60	EA	\$800	\$48,000		\$48,000
5.2	Baseboard heaters, Replace	276	Unit	\$500	\$138,000		\$138,000
5.3	Miscellaneous electrical repair items including missing outlet covers and light switches, open junction boxes and missing copper wiring were noted. An electrical contractor should be retained to inspect all units and repair noted items as be necessary.	1	ALLOW	\$177,000	\$177,000		\$177,000
5.5.1	Building 2019 second and third floor corridors were observed to be missing fire extinguishers. Install fire extinguishers.	2	EA	\$250	\$500		\$500
5.5.2	Building 2103 second floor corridor was observed to be missing a smoke detector. Install smoke detector.	1	EA	\$100	\$100		\$100
6.0 Interior Elements							
6.5	Building 2113 was reported and observed to have sustained significant fire damage. The cause and date of the damage was unknown. At the time of the assessment, the twelve (12) units had been gutted and renovation work had begun. It appeared that the installation of some new framing members, plumbing pipes and wiring had been added. No other renovation work was observed. The completion of the renovation in order to bring these units back into a rentable condition is recommended. A licensed, local contractor estimate is recommended for better cost accuracy.	12	UNIT	\$53,200	\$638,400		\$638,400
6.5.2	The residential unit finishes appeared to be in fair to poor condition. The property reportedly has 80 vacant units that vary in condition and rent readiness. A variety of deficiencies were observed in the accessed units including damaged walls and floors, broken windows, peeling bathtub enamel coating, incomplete repairs, damaged air handlers, missing kitchen appliances, damaged cabinetry, and general unsanitary conditions. Some unit conditions appeared to be considered down due to the time predicted to restore the unit into rent ready condition. An allowance to bring these units into a rentable condition is included.	80	EA	\$3,200	\$256,000		\$256,000
7.0 Accessibility							
	None Noted						
8.0 Water Intrusion and Microbial Growth							
	None Noted						
TOTAL					\$ 1,607,000	\$ 5,510	\$ 1,612,510

Colonia Landing Apartments

2121 Kecoughan Road
Hampton, VA

Partner Project No. 24-433932.1
January 31 2024

TABLE 2 - LONG-TERM COST OPINION

Number of units: 92
Site effective age (years): 86
Inflation rate: 2.5%
Evaluation period (years): 12

Sect. No.	Description	Avg Eff EUL (YR)	Eff Age (YR)	RUL (YR)	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
3.0 Site Improvements																				
3.2.2	Asphalt seal coat & striping	5	0	5	29,000	SF	\$0.19					\$ 5,510					\$ 5,510			\$ 11,020
4.0 Structural Frame and Building Envelope																				
4.3.1	Exterior cleaning, masonry pointing, sealing, painting	8	6	2	92	UNIT	\$400		\$ 36,800								\$ 36,800			\$ 73,600
4.4.1	Roof replacement - BUR- Bldg. 2109-2113	20	18	2	3,250	SF	\$5.00		\$ 16,250											\$ 16,250
4.4.1	Roof replacement - garage roofs	20	18	2	7,000	SF	\$5.00		\$ 35,000											\$ 35,000
4.4.1	Pitched asphalt shingle roof replacement	20	10	10	9,600	SF	\$3.00										\$ 28,800			\$ 28,800
5.0 Mechanical and Electrical Systems																				
5.1	Domestic hot water heater, Replace	12	11	1	92	EA	\$1,000	\$ 15,334	\$ 15,334	\$ 15,334	\$ 15,334	\$ 15,334	\$ 15,334							\$ 92,004
5.1	Plumbing piping, Replacement allowance	50	50	0	50	UNIT	\$1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 14,400
6.0 Interior Elements																				
6.1	Common area vinyl tiles, Replace	25	22	3	30,000	SF	\$2.00			\$ 60,000										\$ 60,000
6.1	Paint and patch walls and ceilings in the buildings common hallways	8	7	1	1	2 ALLOW	\$15,000	\$ 15,000								\$ 15,000				\$ 30,000
6.5.2	Apartment carpet, Replace	7	6	1	92	EA	\$800	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 76,800

Colonia Landing Apartments
2121 Kecoughan Road
Hampton, VA

Partner Project No. 24-433932.1
January 31, 2024

TABLE 2 - LONG-TERM COST OPINION

Number of units: 92
Site effective age (years): 86
Inflation rate: 2.5%
Evaluation period (years): 12

Sect. No.	Description	Avg Eff EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
6.5.2	Apartment vinyl, Replace	15	14	1	92	84	EA	\$300	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 2,100	\$ 25,200
6.5.5	Apartment refrigerator, Replace	15	14	1	92	84	EA	\$450	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 37,800
Uninflated Totals:									\$ 45,184	\$ 118,234	\$ 90,184	\$ 30,184	\$ 35,694	\$ 30,184	\$ 14,850	\$ 14,850	\$ 29,850	\$ 85,960	\$ 14,850	\$ 14,850	\$ 524,874
Inflated Totals:									\$ 45,184	\$ 121,190	\$ 94,750	\$ 32,505	\$ 39,399	\$ 34,150	\$ 17,221	\$ 17,652	\$ 36,369	\$ 107,352	\$ 19,009	\$ 19,484	\$ 584,267

Uninflated cost per unit per year: \$475
Inflated cost per unit per year: \$529

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The following report Figures and Appendices are attached at the end of this report.

Figures

Figure 1: Site Location Map

Figure 2: Site Plan

Appendices

Appendix A: Site Photographs

Appendix B: Supporting Documentation

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1.0 INTRODUCTION

1.1 Purpose and Scope of Work

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. This report is intended for use in evaluating the subject property as collateral for a mortgage loan. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements. This report may not be used for any purpose other than that described herein.

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” (the Standard) and as specified in the engagement agreement that initiated this work.

Due to time and budgetary constraints of the scope of work, this report does not reflect the investigative effort and detailed evaluation required to adequately address the risks associated with the purchase or operations of the subject property. Additionally, this report may contain conclusions and recommendations that reflect the stated or implied risk tolerances of the addressee.

Opinions provided in the report are conceptual in nature and may be affected by the availability of information, concealed conditions, the objectives and scope of work as communicated by the addressee, management and maintenance activities, and other considerations.

1.2 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner’s experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.3 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor: Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.4 Addressee Reliance

Partner was engaged by A10 Capital, LLC (its successors and/or assigns), or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of A10 Capital, LLC (its successors and/or assigns). This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, A10 Capital, LLC (its successors and/or assigns) and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date:	January 18, 2024	
Weather:	Overcast, approximately 45°F	
Assessment Team:	Mr. S. Jamison Stover	PCA
	Mr. Rob Mark	MEP/FLS
	Mr. Rob Intveld, P.E., LEED Accredited Professional	MEP/FLS
	Mr. Dennis Tow, S.E.	Structural
	Mr. D. Matthew Stuart, P.E., S.E., P.Eng, F.ASCE, F.SEI, A.NAFE	Structural
Escort:	Mr. Drew Levine, Maintenance Manager, (757) 759-9222	

Limiting Conditions

The performance of this assessment was limited by the following conditions:

- The site escort has been associated with the subject property for six months and was cooperative during the property observations; however, Mr. Drew Levine appeared to have limited knowledge about the subject property history and maintenance practices.
- Asphalt roofs are pitched, not safely accessible, and were observed from ground level and from flat roof surfaces.
- A pre-survey questionnaire was not completed at the time of the assessment.
- Access to the garage interiors was requested but not provided.

2.2 Property Personnel Interviewed/Contacted

In addition to the above-referenced escort, the following personnel associated with the subject property were interviewed as part of the preparation of this report. Information obtained from the interviews is incorporated into the appropriate Sections of this report.

Individual	Position or Title	Contact Number
Mr. Kyle Stepheson	CEO KRS Holdings	(804) 282.1877

The persons interviewed were cooperative and appeared to have limited knowledge about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes		City of Hampton, Construction Inspections	
Contact:	Representative	Contact Info:	(757) 728-2444
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
Awaiting response. A written request for information was submitted; no response was received prior to the preparation of this report.			
Partner was provided with a list of reported code violations as provided by property management. Code violations were reportedly observed between September 28-30, 2023. A total of 345 violations were reported, including but not limited to: rodent and insect infestation; moisture damaged walls and ceilings; distressed and missing fixtures; unlevel flooring; distressed or non-functional doors and windows; and general deficiencies resulting in violations associated with "vacating unsafe structures" and "unsafe or unfit for human occupancy". Additional information was not provided. Based on our observations from our site visit on January 18, 2024, the majority of these violations have not been addressed.			

Fire or Life Safety		City of Hampton, Fire Prevention / Fire Marshal's Office	
Contact:	Representative	Contact Info:	(757) 728-6580
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
	Awaiting response. A written request for information was submitted; no response was received prior to the preparation of this report.		
Zoning		City of Hampton, Planning & Zoning Administration	
Contact:	Representative	Contact Info:	(757) 7276140
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
	Awaiting response. A written request for information was submitted; no response was received prior to the preparation of this report.		
	According to a review of the zoning map obtained from the Hampton GIS website, the subject property is zoned R-M (Residential Multifamily). The permitted uses listed in the zoning regulations include multifamily residential.		

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided for reference as part of this assessment.

- City of Hampton property information
- City of Hampton Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Colonial Landing Observations, prepared by Work Program Architects, dated May 5, 2022
- Electrical Investigation Report, prepared by Kimley-Horn and Associates, Inc, dated May 6, 2022
- Code violations, provided by property management, dated November 1, 2024
- Property Condition Report, prepared by Partner, dated April 22, 2023
- Violation spreadsheet - Colonial Landing Violations 9.28-9.30 MB, Undated and no author provided

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel was rectangular and comprised approximately 5.33 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity was relatively flat, with an overall slight slope downwards from the northwest to the southeast.

Storm water runoff from the roofs of the subject buildings is directed to grade via gutters and downspouts or sheet flow or via through-wall scuppers with metal downspouts. Storm water runoff from landscaped areas and paved areas appeared to be removed primarily by sheet flow action across paved surfaces and concrete curbs and gutters, which drain to the public right of way, and to on-site storm water drains. The subject property was connected to a storm sewer system that was owned and maintained by the municipality.

Survey Condition and Analysis

The topography appeared to be in good condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible.

Evidence of ponding / silt collection was observed on the paved areas on the west corner of the property adjacent to the garage buildings and dumpsters. Repair is recommended. An opinion of cost for this work is included in Table 1.

3.2.2 Vehicular Access, Paving

Vehicular access was provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Access to the at-grade parking areas is provided off of Kecoughtan Road to the southeast, while access to the garage buildings is provided off of Gabriel Place to the northwest. Signalization was not provided at the entrance point to the subject property.

<i>Parking Type</i>	<i>Paving</i>	<i>Total Spaces</i>	<i>ADA (Including Van)</i>	<i>Van</i>
Surface lots	Asphalt	63	2	0
Garages	Concrete interiors	25	0	0

The parking count was based on a physical count. The internal drives, driving lanes, and parking areas of the subject site consists of asphalt paving over a stabilized base. Painted parking stall stripes, cross walks, and drive/curb markings were noted throughout parking areas.

Concrete pavement was observed at the rear of the property adjacent to the detached garage buildings.

Curbing placed at the parking area perimeters and interior islands consisted of cast-in-place concrete.

Survey Condition and Analysis

Evidence of ponding / silt collection was observed on the paved areas on the west corner of the property adjacent to the garage buildings and dumpsters. Repair is recommended. An opinion of cost for this work is included in Table 1

Asphalt pavement appeared to be in good to fair condition. Partner identified localized low-severity fatigue and longitudinal cracking at the asphalt paved parking areas. The pavement is still a drivable surface.

Routine maintenance including minor sectional replacement is anticipated during the evaluation period.

Pavement markings and striping appeared to be in fair to poor condition. Reapplication of pavement markings and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 1 and 2.

Asphalt seal coat appeared to be in fair to poor condition. Reapplication of asphalt seal coat is anticipated during the evaluation period. An opinion of cost for this work is included in Table 1 and 2.

The concrete pavement appeared to be in good structural condition. Routine maintenance, including minor patchwork and crack-filling is anticipated throughout the evaluation period.

Partner identified localized spalling and cracking at the concrete pavement. Partner recommends that the distressed concrete be patched with a non-shrinking grout at this time. Based on the nature of the repair, Partner assumes that the repair work can be accomplished at a nominal cost and as a part of routine maintenance.

Curbing appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consisted of cast-in-place concrete construction. Walkway grade changes were minor; steps and significant ramps and steps were not present, with the exception of concrete steps at the exterior basement entrance to Building 2111. Basement steps were provided with metal handrails.

Survey Condition and Analysis

The pedestrian walkways appeared to be in good condition. Limited cracking was noted throughout. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.4 Landscaping and Irrigation

Landscaped areas consisted of shrubs, grass-covered lawns, floral plantings, trees, and flower beds in areas not occupied by buildings, walkways, or pavement. An underground automatic irrigation system was not present.

Survey Condition and Analysis

Vegetative materials appeared to be in fair condition. Vines were observed growing on the building facade and gutter/ downspout systems at multiple areas of the property. Additional overgrowth was noted above roof line surfaces. No portion of any trees or foliage should be in contact with the building exterior or above roof lines, which could impact EUL of surfaces. It is recommended that overgrowth at building/ roof perimeters be trimmed back. In addition, Partner identified localized areas of barren soil and erosion at the site landscaping. Partner recommends that the areas of barren soil be hydroseeded at this time, with backfilling of areas of erosion as necessary. An opinion of cost for this work is included in Table 1.

3.2.5 Retaining Walls

Retaining walls constructed with cast-in-place concrete were present at the subject property at the basement steps of Building 2111.

Survey Condition and Analysis

The retaining walls appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

Significant distress was not identified on the retaining walls or engineered slopes, which, if properly designed and constructed, should provide useful service life over the term of the assessment. Partner also recommends that the retaining walls and weep holes associated with each of the retaining walls be monitored on a bi-yearly basis and cleaned as needed.

3.2.6 Site and Building Signage

Property identification was primarily provided by a painted wood monument sign located at the property entrance. Additional signage in the form of façade-mounted, building numbers was also observed at each building entrance.

Survey Condition and Analysis

The signage appeared to be in good condition. The contact phone number was covered at the time of inspection. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

Chain-link fencing was present along the perimeter of the subject property on the east corner and at walkways between the buildings. Temporary chain link fencing was noted around the fire damaged 2113 building. Additionally, brick and wrought iron decorative sidewalk arches were observed at the walks between the buildings.

Survey Condition and Analysis

The fencing and gates appeared to be in good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

The brick and wrought iron arches were observed damaged and in poor condition at multiple locations throughout the property. Damaged and missing brick as well as displaced wrought iron was noted. Repairs / replacement are recommended. An opinion of cost for this work is included in Table 1.

3.2.8 Exterior Lights

Outdoor lighting was provided by pole-mounted light fixtures generally located in parking areas and along drive aisles and facade-mounted light fixtures. Timers and photocells control exterior lighting. Additional lighting is provided by municipally owned streetlights.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.9 Site Amenities

Six freestanding residential-style single-story garage buildings were provided at the rear of the property. The brick structures were finished with brick facades and flat roofs covered with tar and gravel roofing. A portion of the-garage spaces have been converted to storage units, with overhead garage doors replaced with double-leaf hollow-core metal service doors in metal doorframes.

Survey Condition and Analysis

The freestanding garages appeared to be in fair overall condition. A number of damaged overhead door panels were observed. Please refer to *Section 4.3.3* for further recommendations regarding the doors. Replacement of the garage roofs is anticipated during the evaluation period. Refer to *Section 4.4.1.* for further recommendations regarding roof replacement.

3.2.10 Special Utility Systems

A storm water sump pit with sump pump was observed in the basement below Building 2111.

Survey Condition and Analysis

The sump pump and pit appeared to have been inoperable for an extended period. Standing water was observed on the basement floor and the pit/ sump pump was reportedly inoperable. Repairs are recommended to bring the drainage system back into working order. An opinion of cost for this work is included in Table 1. It should be noted that the source of standing water could not be definitively determined during the assessment and could be from leaking plumbing pipes. This is addressed in *Section 5.1.*

3.2.11 Utility Service Providers

<i>Utility</i>	<i>Provider</i>	<i>Meter configuration and location</i>
Storm Water	Hampton Roads Sanitation Department (HRSD)	
Electric	Dominion Energy	Tenant unit meters were located on the rear exterior wall of the buildings
Gas	Service not provided	-
Water	Newport News Water Works	The building water meter was located in a below grade vault at the property entrance
Sanitary Sewer	Hampton Roads Sanitation Department (HRSD)	

Survey Condition and Analysis

No issues or service deficiencies were reported. Routine maintenance is anticipated during the evaluation period.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Raised foundation / Crawlspace: According to experience with similar structures in this geographic region and the observation of exposed structure, foundations consisted of a conventional raised foundation system with crawlspace supporting brick foundation walls and concrete or brick piers.

Basement foundation: According to experience with similar structures in this geographic region and the observation of exposed structure, the foundation of Building 2111 consisted of a basement with foundation walls and concrete slab at excavated grade. Cast-in-place concrete and brick foundation walls were observed at the perimeters of the below grade structures.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. Foundations appeared to be in functional condition. Poor drainage was observed at the basement floor with standing water in the basement sumps. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

Based on the observation of exposed structure, the buildings appeared to be constructed of cast-in-place concrete on the ground floors with wood sub-flooring and wood framed walls and ceilings. Basements featured concrete support columns. Upper floors consisted of wood-framing with wood joists supported by exterior loadbearing masonry walls with interior steel girders and posts. The stairs and corridor floors are concrete. The roof structure was constructed of low slope wood-framing and pitched wood framing topped with sawed lumber decking.

Survey Condition and Analysis

The eastern corner of the roof at Building 2115 is noticeably soft, although there are no indications of current or past leaks at the roof top or ceiling below. Otherwise, evidence of structural distress indicative of framing failure was not observed, and observed framing appeared to be in functional condition. Periodic monitoring of the framing is recommended throughout the evaluation period.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of the buildings consisted primarily of painted double-wythe solid brick masonry, with concrete bands. Exterior walls are penetrated with dwelling unit window systems. Portions of the building entrances were partially covered by pitched asphalt shingle canopy roofs.

Survey Condition and Analysis

Exterior walls appeared to be in fair to poor condition. Step cracking and areas of displacement were observed at the brick of all three buildings mostly near upper corners and adjacent to windows and steel and/or masonry window lintels. Some of the cracks appeared to exhibit lateral movement or separation. Additionally, multiple masonry lintels appeared proud (not flush) with the adjacent façade, possibly due to water infiltration and freeze / thaw cycling. Given the construction of the masonry walls, this deterioration does not significantly compromise the building stability and can be corrected. In addition, localized spalling concrete was observed at the building exteriors. Partner recommends that the distressed concrete be patched with a non-shrinking grout at this time. In addition, Partner recommends that the cracked and displaced masonry units be removed and reset to properly align. An allowance for this work is included in Table 1.

Exterior paint appeared to be in fair condition, with localized staining and blistered and peeling paint at the building exteriors. Exterior cleaning, painting and masonry pointing is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Exterior wall sealants appeared to be in good to fair condition. Reapplication of sealants is anticipated during the evaluation period. This work can be performed as part of routine maintenance.

4.3.2 Windows

Windows appeared to be double-pane, operable units. Window framing appeared to be vinyl. A majority of the lower level windows have been secured with outboard plywood installed to prevent vagrancy and vandalism.

Survey Condition and Analysis

Windows were reported and appeared to be in fair condition. Broken windows were observed at the buildings, not inclusive of the 13 fire damaged units. Broken windowpanes and boarded up windows were observed. Additionally, damaged/deteriorated window trim was observed at the fixed decorative window above the building entrance at Building 2111. Replacement of the damaged windows and trim is recommended. An opinion of cost for this work is included in Table 1.

4.3.3 Doors

The building entrance doors consisted of painted metal doors with lights. Hardware included knobbed handles and closers.

The dwelling unit entrance doors consisted of painted metal and wood doors. Hardware included knobbed handles and closers.

The property features six garage buildings with a combination of metal panel roll-up garage doors or double metal doors with deadbolts.

Survey Condition and Analysis

Doors were reported and appeared to be in fair condition. A portion of the overhead garage doors were observed damaged with multiple impacted panels. Replacement of the doors is recommended. An opinion of cost is included in Table 1.

4.4 Roof

4.4.1 Roofing Materials

Asphalt shingles: Center building section roof coverings consisted of asphalt-composition shingles over pitched roof construction.

TPO/PVC Membrane: Roof coverings at the wings of each building consisted of single-ply thermoplastic membrane over low-slope roof construction. One wing (2109) was constructed with a low-sloped built-up roof assembly with and asphalt impregnated cap sheet.

Tar and gravel: Garage roofs consist of tar and gravel flat roof surfaces.

Adequate slope for roof drainage was identified. Skylights were not provided at the roofs. Exterior walls extended above the low-sloped roof plane as parapets and were capped with coping. Roof materials covered the inboard sides of the parapets. Materials terminated under the metal coping. Flashing materials appeared to be similar to the roofing membrane and painted metal.

Standing seam metal or asphalt shingle sloped roofs were observed above the covered building entrances. Portions of the building entrances were partially covered by pitched asphalt shingle canopy roofs.

<i>Structure</i>	<i>Roof Type</i>	<i>Approx. Area</i>	<i>Installation Date</i>	<i>Warranty Provider and Duration</i>
Building 2101-2107	Asphalt composition shingles (ACS) Single-ply thermoplastic membrane (TPO or PVC)	3,200 sf 6,500 sf	2014 2002-2005	Not provided
Building 2109-2113	Asphalt composition shingles (ACS) Single-ply thermoplastic membrane (TPO or PVC) Built-up Roofing (BUR)	3,200 sf 3,250 sf 3,250sf	2014 2002-2005 1995	Not provided
Building 2115-2121	Asphalt composition shingles (ACS) Single-ply thermoplastic membrane (TPO or PVC)	3,200 sf 6,500 sf	2014 2002-2005	Not provided
Garage Buildings	Tar and gravel	7,000 sf	Prior to 2000	Not provided

Survey Condition and Analysis

Partner had access to and able to assess all roofs.

The roofing systems appeared to be in good to fair condition. The TPO/PVC roof installation dates were not reported. Based on our observations, and our experience with similar roof structures, the TPO/PVC roofs appear to be between approximately 19 to 22 years in age, while the built-up roofing appears to be over 25 years in age.

The low sloped TPO roof over building 2115 was identified to have possible compromised structural elements. In addition, the Colonial Landing Observations report, prepared by Work Program Architects, dated May 5, 2022, notes “portions of the roof decking at 2115 appear to no longer meet their structural purposes. No one other than an expert in roof repair shall access this roof until deemed safe by the roof repair expert.” Consideration should be given to repairs and replacement as necessary. Due to the potential for varying and unforeseen circumstances, an allowance has been provided. An opinion of cost has been included in Table 1.

A roof patch using improper sealant materials was observed on the TPO/PVC roof of Building 2101. Roof leaks were not reported or observed. Monitoring of the roof patches is recommended.

Based on the estimated age and EUL of the garage tar and gravel roofs, replacement is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Replacement of the built-up and TPO/PVC apartment building roofs is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Asphalt shingle roof surfaces were reported to be installed in 2014. Routine maintenance is anticipated during the evaluation period.

Parapets appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

4.4.2 Roof Drainage

Storm water runoff for the roof was directed to gutters and downspouts and through-wall scuppers that discharge at grade via sheet flow or downspouts. Emergency overflow scuppers were provided at the rear of the building flat roof surfaces. Portions of the pitched roofing were not provided with gutters and downspouts; storm water runoff was directed to grade via sheet flow.

Survey Condition and Analysis

Roof drainage components appeared to be in good to fair condition. The gutter and downspout on the southeast corner of Building 2111 was observed damaged and disconnected. Replacement is recommended. Due to the limited scope of work and low anticipated cost, this work should be completed as part of routine maintenance.

4.5 Fire Escapes, Stairs, Balconies, Upper-Level Walkways, and Breezeways

Interior stairs were constructed with concrete. Open sides were protected by steel guardrails. Steel handrails were located on walls at closed sides. Interior stairs were finished with painted concrete treads and risers, or rubberized treads and closed risers.

Concrete steps and retaining wall were noted at exterior basement entrances. Metal guardrails were observed atop of the retaining walls.

Survey Condition and Analysis

Stairs appeared to be in good condition. Routine maintenance is anticipated during the evaluation period. Painting of the stairs and hand/guard rails can be performed in conjunction with the painting of the building exterior or interior common areas.

Concrete steps appeared to be in good condition. An impacted metal guardrail at the north side of Building 2111 was observed. Replacement of the railing is recommended for life safety concerns. An opinion of cost for this work is included in Table 1.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

The City of Hampton is the water utility service provider for the building. Domestic water service to the building is provided outside of each building. The plumbing system serves building bathroom and occupant-specific plumbing needs. Backflow preventers and landscape irrigation systems were not observed.

Observation of visible piping at the hot water heaters and plumbing fixtures indicates that the piping is a combination of copper, PEX, and galvanized steel.

The sanitary sewer piping is in concealed spaces and could not be observed; however, the sanitary vents on roof were observed to be cast iron.

The flat roof areas have stormwater opening through parapet. Water from parapet openings discharges directly into downspouts to planter areas below. Water from slanted portion of the roofs spills directly to the ground.

Domestic hot water (DHW) to each residential unit is provided by an electric, storage-type water heater located within each unit. The water heaters are manufactured by A.O. Smith, Rheem, and American, and have rated electric element heating capacity of 4.5 kW and storage capacities of 40-gallons. The hot water supply piping is not equipped with mixing valves or recirculation pumps.

Bathrooms at the property were observed to be equipped with manually-operated faucets and tank type toilets.

Survey Condition and Analysis

The plumbing, sanitary drainage, and vent systems were observed to be in poor-to-fair condition. Water leaks could not be observed as the water services to the property were shut off. Copper piping was observed to be cut and partially removed and sections were missing throughout the property. Partner recommends reinstalling missing piping systems. An opinion of cost for this work is included in Table 1.

Phased replacement of any existing plumbing piping, in particular galvanized piping, is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The water heating equipment appeared to be in fair condition and varied in age. Corrosion was observed on multiple DHW heaters. Multiple DHW heaters were also observed to be missing safety release valve piping. Partner recommends installing safety release valve piping. An opinion of cost for this work is included in Table 1. Due to age and EUL, replacement of the unit water heaters is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2..

5.2 Heating, Ventilation, and Air Conditioning (HVAC)

Heating and cooling to the property are primarily provided by a combination of window AC units, electric baseboard heaters, and split-AC systems.

A total of 31 split-AC systems serve the first floor residential units at the property. The split-AC systems are single-zone, constant-air-volume units typically manufactured by Carrier and have estimated cooling capacities of 1.5-ton per unit. Slabs for the outdoors units exist at grade behind each building, however, outdoor units were missing during the site walk. The indoor fan-coil units (FCUs) are located in closets within each residential unit and provide heating via electric-resistance heating coils with heating capacities of 5-kW per unit. The FCUs have constant-speed supply fans with fractional -HP motors. Distribution of the conditioned air is concealed by sheet metal ductwork.

The second and third floor residential units are served by a combination of individual window air-conditioning (AC) units and electric baseboard heaters. The window AC units utilize DX coils for cooling

and the electric baseboard heaters utilize electric-resistance heating elements for heating. According to the property manager, the window AC units are management provided except for approximately two units, however the majority of the units have been removed and could not be observed during the site walk.

Ventilation air is provided by operable windows and exterior doors.

Automatic control systems at the property are not provided and the HVAC system are controlled via standalone, wall-mounted, non-programmable thermostats.

Exhaust fans were not observed.

Two gas-fired steam boilers were observed in the basement of Building 2111. The boilers were not in use and are reportedly abandoned. Removal of the units is recommended; however, this can be completed as part of routine maintenance at the discretion of the property.

Survey Condition and Analysis

According to property management, the mechanical equipment is maintained in house and by an outside vendor. The cooling capacity for each residential unit is approximately 1.5-ton/unit which appears to be adequate for a typical residential unit in Virginia.

The split systems are 19 to 23 years old were observed to be in poor overall condition. The outdoor units were missing and had cable and refrigerant lines cut. The indoor units were observed to be warped and missing covering panels. Additionally, the indoor units were observed to be dusty and missing air filters. Partner recommends replacing all split systems at the property and reinstalling refrigerant lines. An opinion of cost for this work is included in Table 1.

The baseboard electric heaters appeared to be in poor overall condition. Varying degrees of corrosion were observed on exterior casing and fins were observed to be corroded and bent. Partner recommends replacing all baseboard heaters at the property. Baseboard heaters in bathrooms should comply with local code requirements. An opinion of cost for this work is included in Table 1.

The window AC units were unable to be observed during the site walk. Partner recommends reinstalling all window AC units. An opinion of cost for this work is included in Table 1.

It was reported by the property that all units are ducted for split systems; but in order to cut costs the property installed the baseboard heaters and window units. The existence of ductwork at each dwelling unit could not be confirmed.

5.3 Electrical

Dominion Energy is the electricity utility provider for the property. Power is provided from pole-mounted transformers located in the landscaped areas adjacent to the buildings to main distribution panels located under each stairwell. Each building's main electrical service is rated at 600-amp, 120/240-volt, 1-phase, 3-wire at the main distribution panel. The main distribution panels serve residential meter banks located at the rear of each residential building. Each residential electric meter is equipped with a 90-amp breaker. Sub-panels serving individual residential units are located in the hallways inside the apartments. Observed panels were manufactured by Cutler Hammer and Square D.

Electrical branch wiring was reported to be copper by the building engineer. Service panel covers were not removed to verify electrical panel feeds and wiring. Observed wiring at some open contactor terminals was copper. Ground-fault circuit interrupter (GFCI) outlets were observed in wet areas.

Interior lighting at the property primarily consists of fluorescent and light-emitting diode (LED) technology. Common area corridors are illuminated by ceiling-mounted fixtures with compact fluorescent (CFL) and LED bulbs. Residential units are also illuminated by ceiling-mounted dome fixtures with CFL and LED bulbs. Residential bathrooms are illuminated by wall mount vanity fixtures with CFL and LED bulbs.

Exterior lighting at the property primarily consists of wall pack light fixtures with metal-halide lamps located at exterior walls around the building perimeter. Building entrances are illuminated by under canopy mounted fixtures with CFL and LED bulbs. Exterior lighting is controlled via photocells and timers.

There is no natural gas system on site.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility. The available electrical power capacity of 90-amps per unit appears to be adequate for each unit based on existing lighting, appliances, HVAC, domestic hot water and receptacle loads in the apartments.

The main distribution panels appeared to be in fair overall condition. Corrosion was observed on the exterior casings. Electrical wiring was observed to be removed in several units. Partner recommends reinstalling the wiring immediately. An opinion of cost for this work is included in Table 1.

Multiple electrical outlet and light switch covers were observed to be missing throughout the property. Partner recommends reinstalling the covers immediately. An opinion of cost for this work is included in Table 1.

Junction boxes in building 2117 attic were observed to be missing covers. Partner recommends reinstalling the covers immediately. An opinion of cost for this work is included in Table 1.

The interior lighting systems and controls at the property are in fair overall condition and are typically the responsibility of management. The residential lighting fixtures operating conditions could not be verified as power to the residential units was shut off. Routine maintenance including as-needed replacements is anticipated throughout the evaluation period.

The walk-through survey was conducted during daylight hours and exterior lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property. The under-canopy fixtures were observed to be on during the survey. Routine maintenance including as-needed replacements is anticipated throughout the evaluation period.

5.4 Vertical Transportation

Vertical conveyances were not present.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

Automatic fire suppression systems are not present at the subject property.

Fire extinguishers were observed in building corridors on each floor.

Fire hydrants were observed in landscaped areas and along the public right-of-way.

Survey Condition and Analysis

The fire extinguishers appeared to be in fair overall condition with testing tags observed on each extinguisher. Building 2109 second and third floor corridors appeared to be missing fire extinguishers. Partner recommends the fire extinguishers be reinstalled immediately. An opinion of cost for this work is included in Table 1. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

5.5.2 Alarm Systems

A central fire alarm systems is not present at the property.

Standalone smoke detectors were observed in each common area corridor and in each residential hallway.

Survey Condition and Analysis

Building 2103 second floor corridor was observed to be missing a smoke detector. Partner recommends installing a smoke detector immediately. An opinion of cost for this work is included in Table 1.

The smoke detectors appeared to be in fair overall condition. Routine maintenance, including regularly scheduled testing and as needed battery replacement, is anticipated during the evaluation period.

5.5.3 Other Systems

Emergency lighting is provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations were indicated by illuminated exit signs.

Survey Condition and Analysis

The observed components appeared to be in fair overall condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

Common areas at the subject property consisted of corridors and stairwells.

Corridor flooring consisted of vinyl floor tile and wood. Corridor wall finishes included painted gypsum board and plaster. Corridor ceiling finishes included painted gypsum board and plaster.

Flooring in the stairwells consisted of vinyl floor tile. Stairwell wall finishes included painted gypsum board. Stairwell ceiling finishes consisted of painted gypsum board.

Survey Condition and Analysis

Common area finishes appeared to be in good condition. Replacement of common area flooring is anticipated during the evaluation period. An opinion of cost for this work is provided in Table 2.

Painting and patching of walls and ceilings in the buildings common hallways is anticipated during the evaluation period. An opinion of cost for this work is provided in table 2.

6.2 Amenities and Special Features

Amenities were not provided.

6.3 Support Areas

Support areas at the subject property included the management office. Support area flooring consisted of vinyl plank flooring. Wall finishes in the support areas consisted of painted gypsum board. Support area ceiling finishes were primarily painted gypsum board.

Survey Condition and Analysis

Interior support area finishes appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

6.4 Commercial Tenant Spaces

Commercial tenant spaces were not provided.

6.5 Residential Spaces

Partner observed 100% of the units. All units were vacant and accessible.

Building 2113 was reported and observed to have sustained significant fire damage. The cause and date of the damage was unknown. At the time of the assessment, the twelve (12) units had been gutted and renovation work had begun. It appeared that the installation of some new framing members, plumbing pipes and wiring had been added. No other renovation work was observed. The completion of the renovation in order to bring these units back into a rentable condition is recommended. An opinion of rough cost is included in Table 1. A licensed, local contractor estimate is recommended for better cost accuracy.

Unit 2117-82B was observed fire damaged and in a down condition. It is a separate fire incident from Building 2113. Renovation of the unit in order to bring it back to a rentable condition is recommended. An opinion of rough cost is included in Table 1. A licensed, local contractor estimate is recommended for better cost accuracy.

6.5.1 Types and Quantities

Type	Quantity	Average Area (SF)	Total Square Footage	Occupied Units	Vacant Units	Down Units
1 Bed / 1 Bath	49	700	34,300	0	0	49
2 Bed / 1 Bath	20	800	16,000	0	0	20
2 Bed / 1.5 Bath	6	800	4,800	0	0	6
3 Bed / 1 Bath	17	900	15,300	0	0	17
Total	92	800	70,400	0	0	92

Partner observed 100% of the units. All units were vacant and accessible.

6.5.2 Finishes

Floors were typically finished with carpet, vinyl plank, ceramic tile, and original wood plank flooring. Walls were typically painted gypsum board and ceramic tile. Ceilings were generally finished with painted gypsum board. Shower/tub enclosures consisted of ceramic tile surrounds.

Entrance doors were typically solid-core wood with wood frames. Hardware included a locking handle and closer. Interior doors were solid-core wood with wood frames with lever handles.

Survey Condition and Analysis

The residential unit finishes appeared to be in fair to poor condition. The property is 100% vacant with units that vary in condition and rent readiness. The buildings as a whole have been deemed “Unsafe or Unfit for Human Occupancy” by the City of Hampton.

A variety of deficiencies were observed in the accessed units including damaged walls and floors, broken windows, peeling bathtub enamel coating, incomplete repairs, damaged air handlers, missing kitchen appliances, damaged cabinetry, and general unsanitary conditions. Some unit conditions appeared to be considered down due to the time predicted to restore the unit into rent ready condition. Reference costs are not included as they are part of a future renovation budget.

Replacement of flooring is anticipated during the evaluation period. An opinion of cost for this work is provided in Table 2.

6.5.3 Cabinetry and Fixtures

The kitchens were equipped with stainless steel and porcelain sinks, composition board cabinets, and plastic laminate countertops. Typical bathroom fixtures included a floor-mounted, tank-type commode, a lavatory with a vanity, and a bathtub with shower arrangement.

Survey Condition and Analysis

Overall, the cabinetry, countertops, and fixtures appeared to be in fair to poor condition. Repair or replacement of damaged cabinetry is addressed in *Section 6.5.2*. Refinishing of cabinetry is anticipated during the evaluation period as part of routine maintenance.

6.5.4 Soft Goods

Soft goods were not provided.

6.5.5 Hard Goods and Appliances

Kitchens were provided with electric ranges with vent hoods and refrigerators.

Washers and dryers were not provided in the residential living units or on the property.

Survey Condition and Analysis

Observed refrigerators and range/ovens were observed in good to fair condition. Several observed units were observed missing one or both appliances. This is addressed in the recommendation from *Section 6.5.2*. Replacement of apartment unit oven/ranges and refrigerators is anticipated during the evaluation period. An opinion of cost is included in Table 2.

7.0 ACCESSIBILITY

Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

The areas of public accommodation at the subject property were limited to the leasing office.

The property was constructed prior to the enactment of the ADA; therefore, is not required to comply. The property has installed accessible parking spaces with access to the accessible route; however, requires a step to enter the leasing office. The installation of signage at the accessible spaces for disabled persons to request assistance is recommended. This can be completed as part of routine maintenance at the discretion of the property.

Fair Housing Amendments Act

The Fair Housing Amendments Act of 1988 (FHAA) requirements cover buildings consisting of four or more dwelling units with first occupancy after March 13, 1991. If such buildings have one or more elevators, all dwelling units are covered by the Act; otherwise, in buildings without elevators, only ground floor dwelling units are covered by the Act. Townhouses are exempted from the Act. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497).

Survey Condition and Analysis

The subject property was first occupied before March 13, 1991; as such, it is not required to comply with the provisions for new construction buildings under the FHAA.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Significant areas of moisture damage and suspect microbial growth were observed throughout the interior spaces at the buildings, primarily at the dwelling units. Partner recommends remediation of the moisture damage and suspect microbial growth as part of dwelling unit renovations. Reference costs are not included as they are part of a future renovation budget.

This opinion of cost is based solely on the visual assessment of accessible areas. It is possible that the area of impacted material extends behind the visible surfaces identified during the limited visual assessment (i.e., above ceilings, behind walls, under flooring, etc...) which could greatly increase the cost of remediation. In addition, the above opinion of cost assumes that none of the impacted surfaces contain asbestos containing material (ACMs) or lead based paint (LBP). The presence of ACMs and LBP will also increase the cost of remediation. Without further investigation or a bid walk by a remediation contractor, Partner has made assumptions which may or may not reflect actual site conditions.

9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 515527 0024H, dated May 16, 2016, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 1, an area with low probability of damaging ground motion.

9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone II, an area with design winds speeds up to 160 miles per hour. The subject property appears to be located in a hurricane-susceptible zone.

10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
- Preparing engineering calculations to determine the adequacy of any building system, building component or equipment, or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.

- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any building system or building component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Operating or witnessing the operation of lighting or any other building system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily available information or interview of municipal officials.

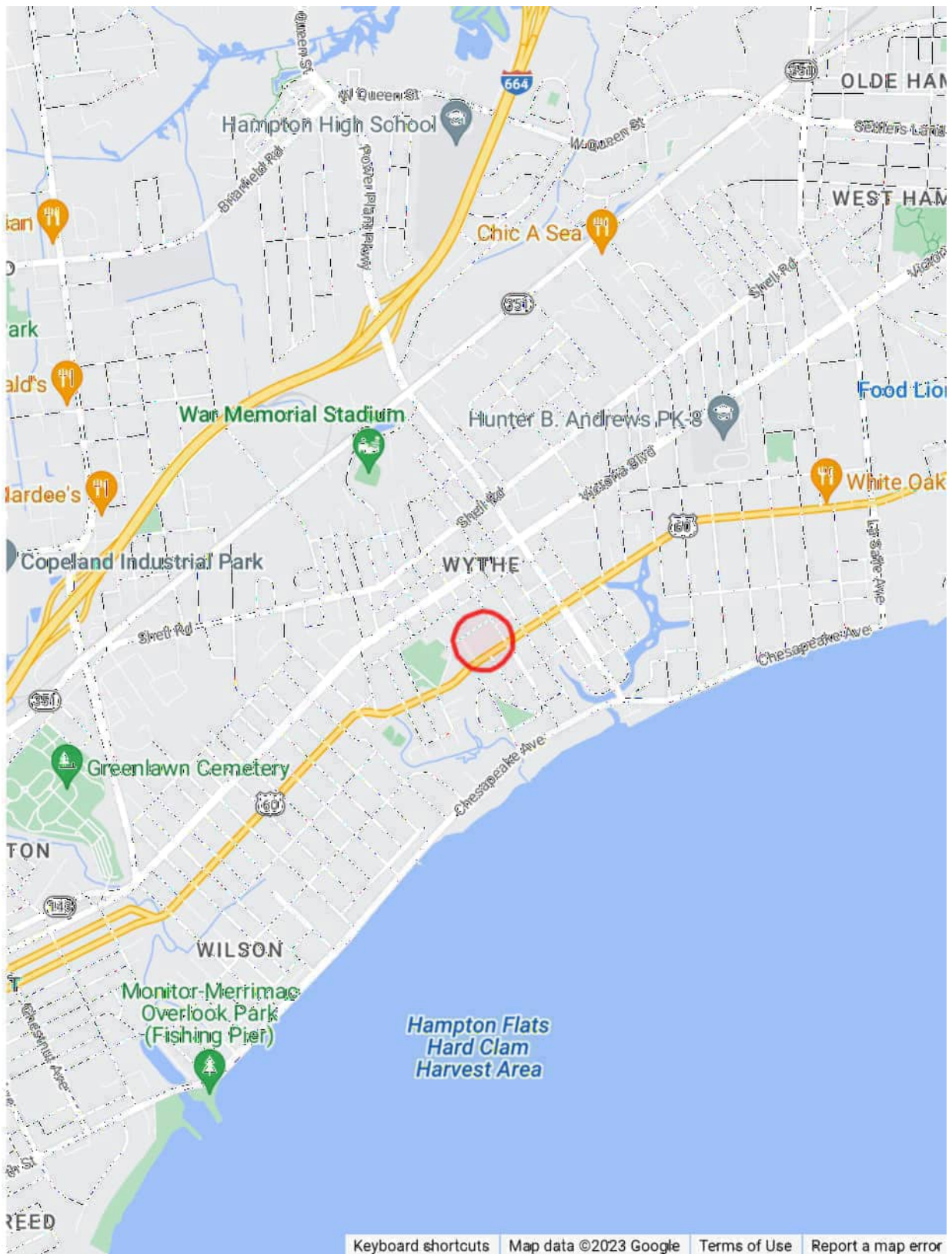
This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel,

door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

FIGURES

Site Location Map

Site Plan



KEY

Subject Property



Figure 1: Site Location Map
Project No. 24-433932.1

PARTNER



KEY

Subject Property



Figure 2: Site Plan
Project No. 24-433932.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. Typical apartment building at the subject property.



2. Asphalt-paved parking area at the center of the site.



3. Typical condition of asphalt pavement.



4. Localized asphalt pavement distress.



5. Parking garage buildings at the north side of the site (several have been converted to storage).



7. Typical parking garage building.



8. Staining at exterior of garage building.



9. Distressed wood and staining at garage exterior.



10. Distressed wood at garage exterior.



11. Converted storage units at garage buildings.



12. Interior of typical storage unit.



13. Localized distressed concrete pavement at parking garages.



14. Localized depressed concrete pavement at the site.



15. Localized cracking and distressed concrete flatwork at the site.



16. Distressed concrete flatwork at the site.



17. Area of concrete flatwork distress at parking garage areas.



18. Localized area of barren soil at building perimeter.



19. Localized erosion at the site.



20. Monument signage at the entrance to the site.



21. Temporary chain link fencing at perimeter of fire-damaged building section.



22. Interior view of basement area.



23. Crawlspace at apartment building.



24. Concrete framing at first floor over basement area.



25. Wood framing at attic.



26. Wood and masonry framing at attic.



27. Exterior walls consist primarily of painted brick veneer with concrete elements.



28. Localized step cracking and possible off-plane movement at masonry over window.



29. Cracking brick at upper portion of the building.



30. Staining at building exterior.



31. Cracking at upper portion of building.



32. Localized cracking and possible off-plane movement.



33. Possible off-plane movement at concrete over window.



34. Evidence of possible off-plane movement over window unit.



35. Cracking brick and concrete at building upper level.



36. Cracking and possible off-plane movement at concrete over window.



37. Cracking and possible off-plane movement over window.



38. Blistered and peeling paint at exterior.



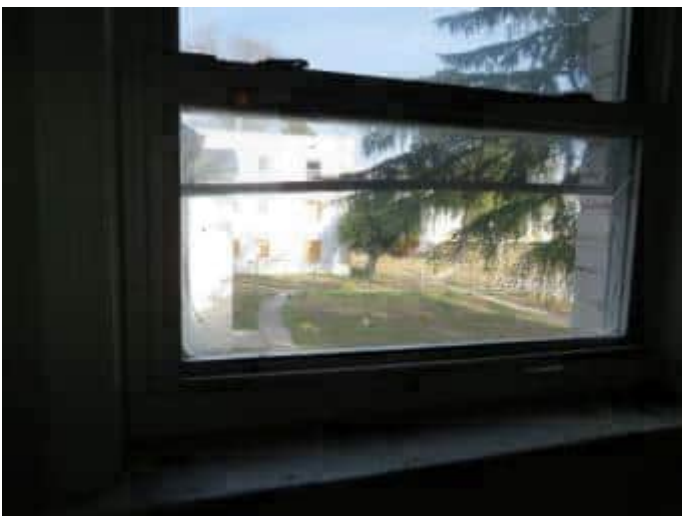
39. Areas of blistered and peeling paint at exterior.



40. Spalling concrete at exterior.



41. Localized step cracking at brick chimney.



42. Window with broken glazing.



43. Low-sloped TPO membrane roof assembly at apartment building.



44. Area of prior repair at TPO membrane roofing.



45. Loose membrane along parapet wall and vegetative debris.



46. Vegetative debris at parapet wall.



47. Vegetative debris and loose membrane.



48. Area of possibly damaged roof structure at Building 2115.



49. Low-sloped built-up roof assembly at Building 2109.



50. Localized area of possible ponding at built-up roof assembly.



51. Possible ponding around roof drain.



52. Pitched asphalt shingle roofing at center section.



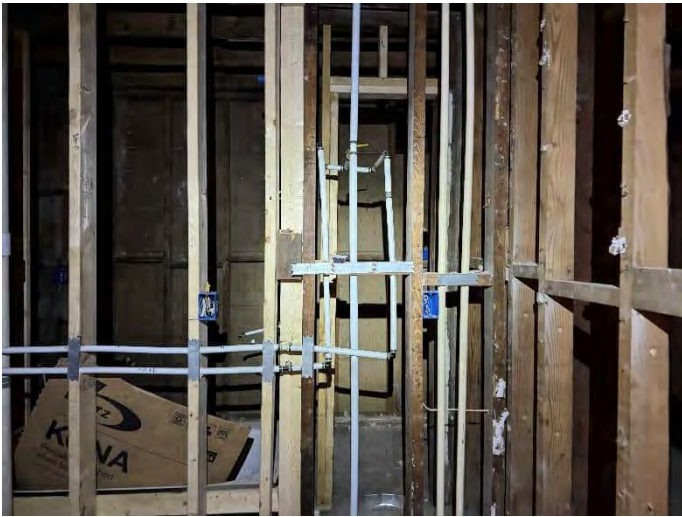
53. Typical condition of built-up roofing.



54. Copper piping and electric domestic water heater.



55. Galvanized steel piping.



56. PEX piping for domestic hot and cold water.



57. Cast iron sanitary vents.



58. Roof scupper drain that discharges to downspout.



59. Residential DHW heater and copper piping.



60. Residential kitchen faucet and sink.



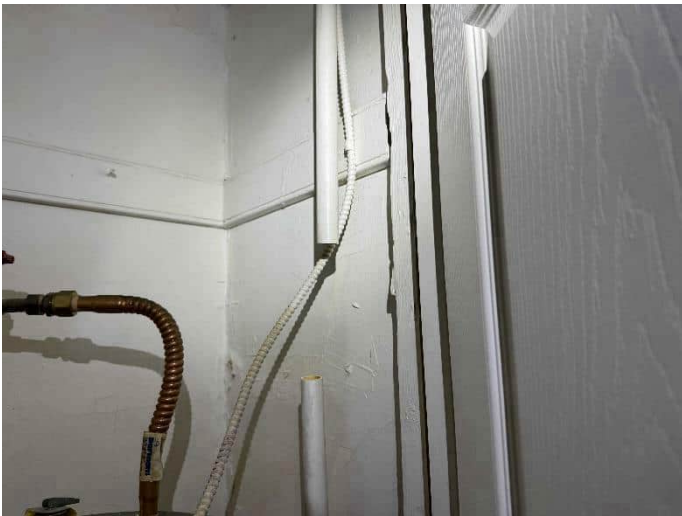
61. Residential bathroom faucet and sink.



62. Residential toilet.



63. Residential showerhead.



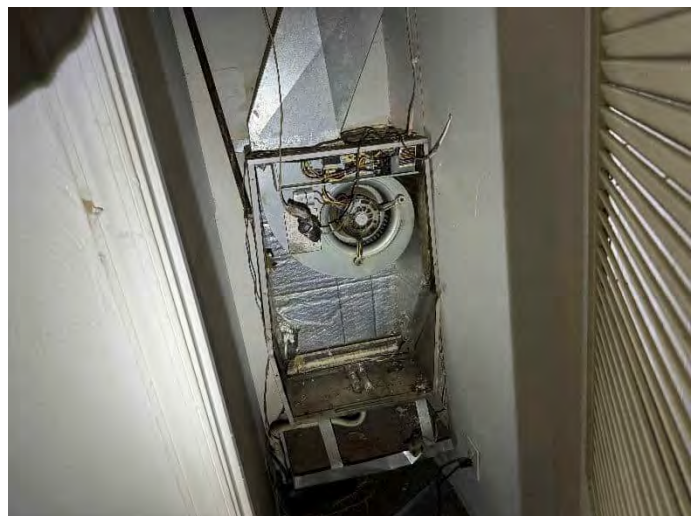
64. Missing piping in DHW heater closet.



65. DHW heater missing safety release valve piping.



66. AC condenser unit removed from slab.



67. Split system fan coil.



68. Window AC unit.



69. Living room electric baseboard heater.



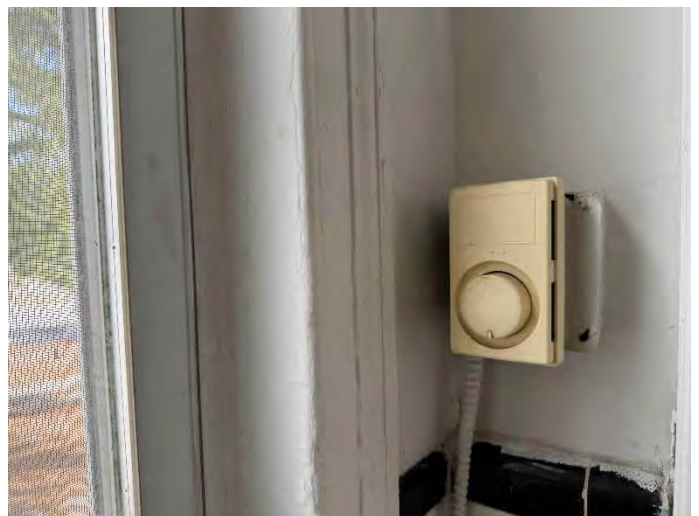
70. Bedroom baseboard heater.



71. Bathroom baseboard heater.



72. Thermostat controlling split system.



73. Thermostat controlling baseboard heater.



74. Typical building distribution panel.



75. Utility meter bank.



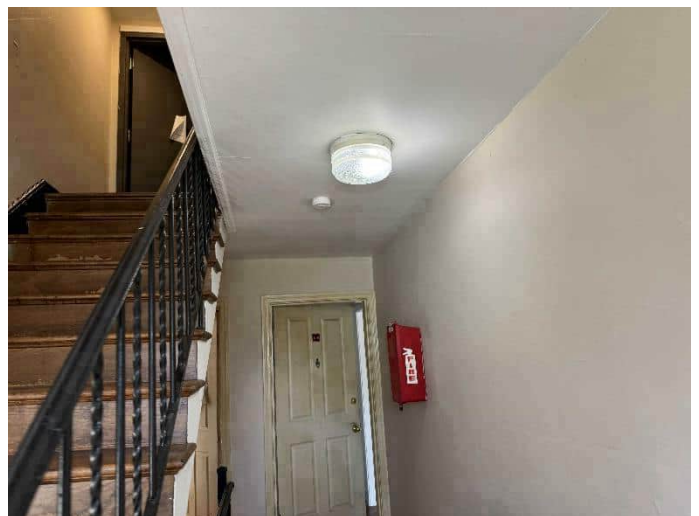
76. Residential meters with main breakers.



77. Residential house panel.



78. GFCI outlet.



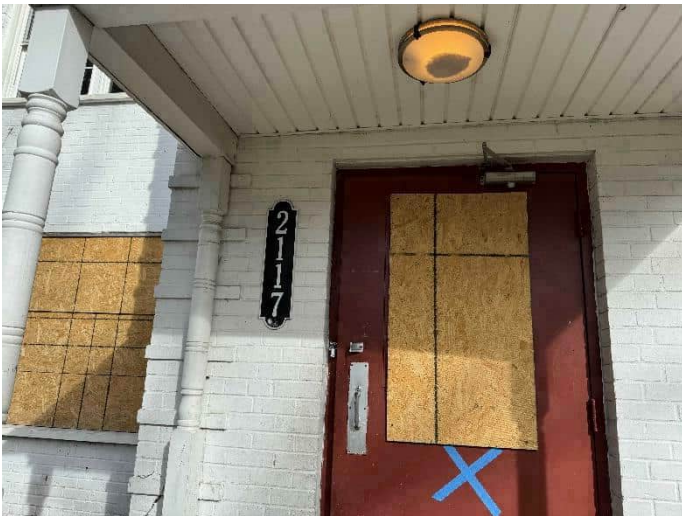
79. Corridor lighting fixture.



80. Residential hallway lighting fixture.



81. Exterior wall pack.



82. Exterior under-canopy lighting fixture.



83. Missing electrical outlet cover.



84. Fire extinguisher.



85. Building 2109 missing fire extinguisher.



86. Common area corridor smoke detector.



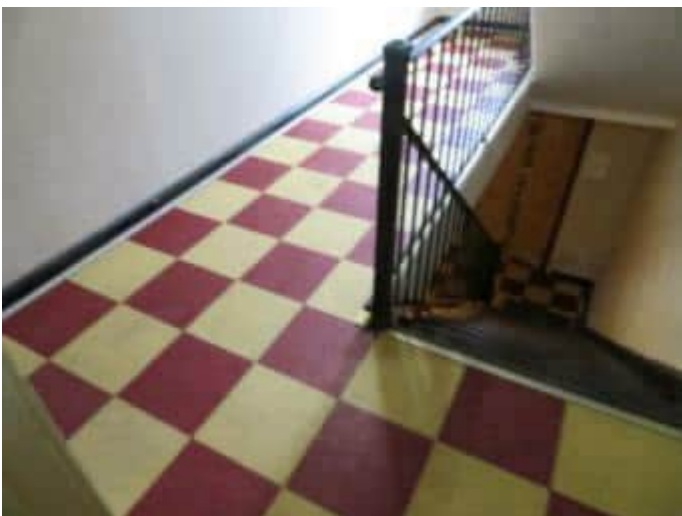
87. Emergency lighting fixture.



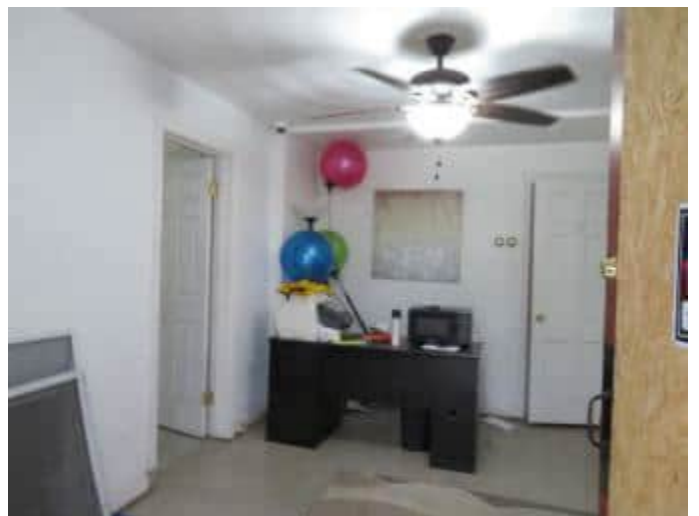
88. Interior common area stairwell.



89. Common area stairwell finishes.



90. Finishes at upper level stairwell.



91. Management office interior.



92. Interior view of dwelling unit.



93. View of dwelling unit kitchen.



94. Dwelling unit bathroom finishes and fixtures.



95. Typical distressed finishes at dwelling unit.



96. Water-damaged ceiling finishes at dwelling unit.



97. Water-damaged wall finishes at dwelling unit.



98. Interior of dwelling unit.



99. Dwelling unit interior.



100. Possible microbial growth at dwelling unit.



101. Condition at dwelling unit.



102. Typical distressed finishes at dwelling unit.



103. Water-damaged ceiling finishes and possible microbial growth.



104. Water-damaged ceiling finishes and possible microbial growth.



105. Distressed wood flooring.



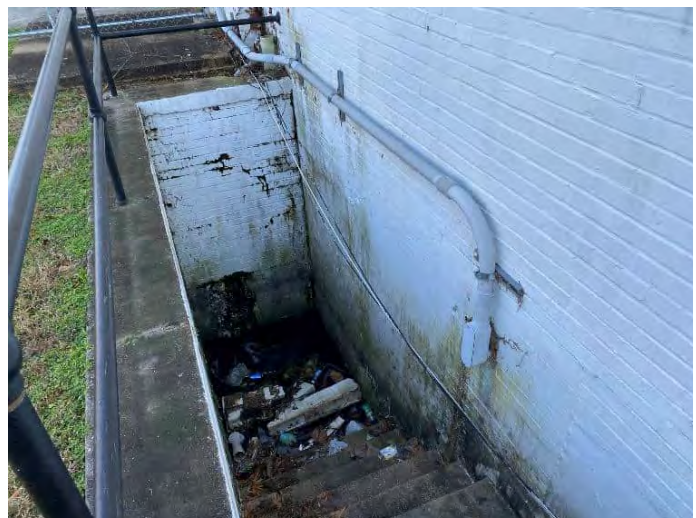
106. Repairs at fire-damaged unit.



107. Repairs at fire damaged unit.



108. Significant accumulation of debris in exterior stairwells leading to basement at Building 2111.



109. Significant accumulation of debris in exterior stairwells leading to basement at Building 2111.



110. Debris on the basement floor interfering with drainage to sumps and standing water in sumps.



112. Stair-step cracks in exterior brick, typically begin at the upper corner of window openings.



111. The roof surface deflects noticeably in the vicinity of the easternmost corner of Building 2115.



113. Finish flooring in many units exhibit areas where flooring is uneven or buckled and arching upward.

APPENDIX B: SUPPORTING DOCUMENTATION

05 May 2022

Jamie H. Weist with Kimley-Horn
11818 Rock Landing Drive, Suite 100
Newport News, Virginia 23606

Re: Colonial Landing Observations

Jamie,

The following report is a summary of my observations (and potential life safety concerns) with regard to current facility conditions at the Colonial Landing apartment complex (2121 Kecoughtan Landing, Hampton, VA 23661) as recorded during a site visit dated 25 April, 2022 (Monday).

As directed, I have only noted observations made; specific recommendations for repairs are not in the scope of this effort. However, a few recommendations are given immediately below for areas that I understand to need immediate attention due to life safety concerns. Additionally, it shall be noted that not all conditions were observed, recorded, nor were they thoroughly investigated. The building owner and the various jurisdictions having authority shall make use of this report as appropriate.

1. There is ponding water and a clogged drain at the roof of 2115. Maintenance at this location shall be addressed before the next significant rainfall event.
2. There are loose guardrail/handrails at 2111 (stair), 2115 (landing), and 2121 (landing). Maintenance at this location shall be addressed as soon as possible.
3. The missing smoke detectors/fire alarms shall be remedied per the Fire Marshall's direction.
4. Portions of the roof decking at 2115 appear to no longer meet their structural purposes. No one other than an expert in roof repair shall access this roof until deemed safe by the roof repair expert. This portion of the roof is not the same portion of the roof with the clogged drain.
5. The bathroom ceilings with moisture damage need maintenance attention as soon as possible.
6. Jurisdictions having authority shall recommend any needed attention regarding insect infestation, potential mold, and general cleanliness.
7. Moisture intrusion appears to be at least partially responsible for several areas of ongoing damage/rot/mold/etc. While no one source of moisture appears to be prominent, the building owner shall be made aware that I believe moisture is entering the building via small roof penetrations, assorted penetrations and maintenance lapses in the exterior walls, the crawl space and associated lack of drainage at the base of the exterior walls, temperature differential between conditioned & unconditioned spaces, plumbing leaks, and possibly other sources.
8. Limited observations with photographs and brief descriptions are located on the following 13 pages. Unit and building numbers need field verification.

Professionally submitted,



John Stephens, AIA, LEED AP



2017/9



2017/9

Overall, the exterior walls appear to be in stable condition. There are several potential areas for moisture intrusion: roof drains at the base, cracks in the brick, assorted penetrations, etc.



2113/5



2105/7

More observation of the exterior walls to show typical conditions, and to note the absence of a gutter at the sloped roof which could also contribute to moisture intrusion.



2111



41B

The structure of the windowsills shows significant signs of damage via moisture and rot. This condition appears to be typical. It is possible that these windowsills are responsible for some of the moisture intrusion into the interior.



TBD



2111

A few of the window head conditions are missing joint sealant and show signs of moisture damage. The prevalence of this condition is undetermined. One access point to the basement is filled with refuse that is clogging a drain.



2115



2115

One roof drain is completely clogged and draining very slowly. The above right shows an area of roof membrane where the decking below flexes significantly and appears to no longer meet its structural purposes.



2107



2101

The flat roof is generally free of leaves and similar; however, several parapet edges and drains are partially obstructed. The roof membrane appears to be in stable condition; however, some areas have lost adhesion to the decking.

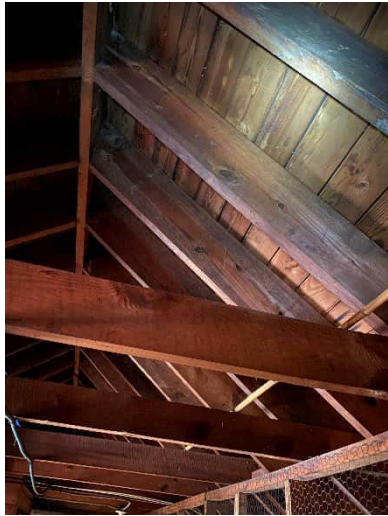


2101



2101

The roof membrane appears to be in stable condition; however, some areas have lost adhesion to the parapet, and there are a few small holes.



2103/5

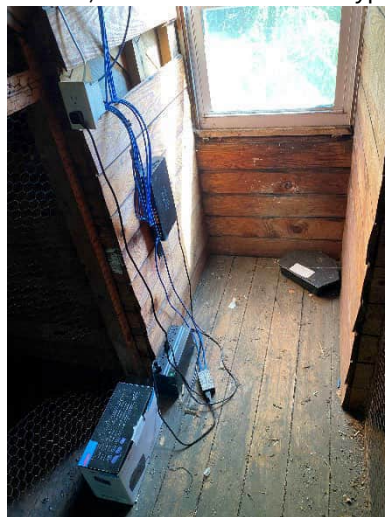


2103/5

The sloped roof framing and associated attic space appear to be in good condition. The above right is evidence of mold (which is typical of similar structures in this area). These conditions are typical throughout the facility.

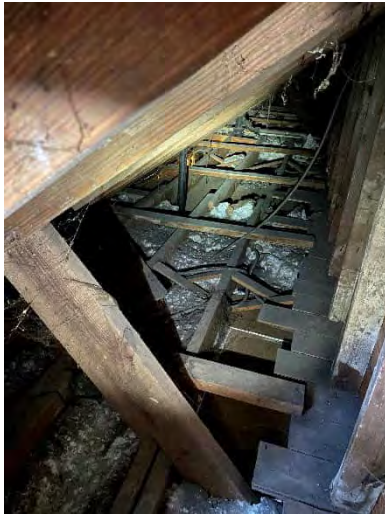


2103/5



2103/5

The attic space is used to store limited quantities of combustible materials, and IT equipment. These conditions are typical throughout the facility.



2117/9



2101

The above left is evidence of poor insulation cover. This condition does not appear to be typical. The above right is typical flat roof framing. Other than decking at one location, this framing appears to be in good condition throughout.

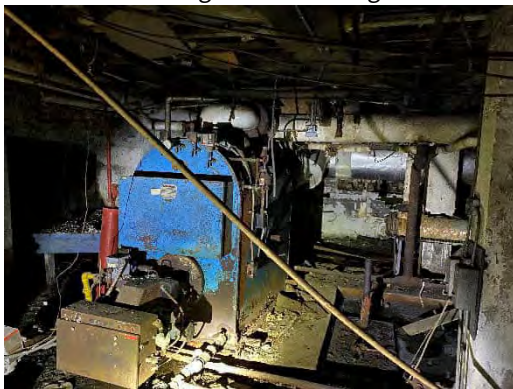


2107



2107

Portions of the facility are built on a crawlspace. Other than observation from the entry point, the crawlspace was not observed. A strong smell of sewage was observed at the entry point.



2113



2113

The fire-damaged portion of the facility is built on a basement. Other than observations from the entry to this portion of the basement, the basement at this location was not observed.



2113



2113

Portions of the facility are built on a basement. The basement is generally free of items for storage other than a small amount of facility/construction materials.



2113



2113

The basement exhibits minor areas of mold and moisture damage. The author is unable to determine how this compares to other basements in this area.



11D



11D

Floors exhibit significant wear, degradation, subfloor buckling, and potential rot. The above is the worst case observed; however, these conditions are somewhat common throughout the facility, particularly on the first floor.



22D?



22D?

Some windows are not securely attached to the surrounding wall framing. The above shows a small opening to the exterior and is the worst case observed; these conditions do not appear to be typical.

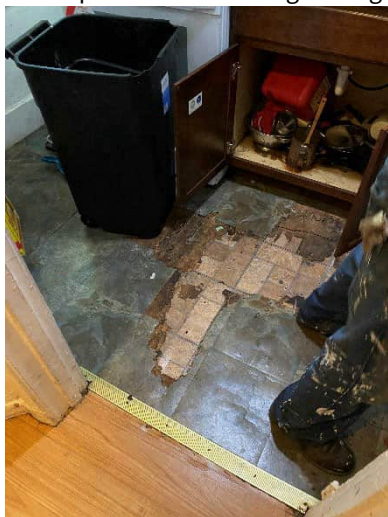


22D



22D

Unit entry and room doors vary in condition throughout the facility. The above left is potentially finished with lead-based paint. The above right is significantly damaged. These conditions are not typical, but also not one-offs.

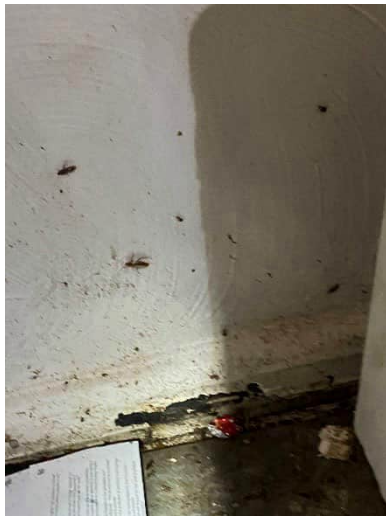


22D



22D

Several units exhibit evidence of water leaks and unsanitary conditions under the kitchen sinks. This unit is also infested with insects. The above is the worst case observed; however, these conditions are somewhat common.



22D



22D

Several units exhibit evidence of insect infestation (cockroaches, small flies, and unidentified insects). The above is a somewhat common condition.



92C



92C

A few units exhibit evidence of rodent infestation (assumed to be rats and/or mice). The prevalence of conditions similar to the above cannot be ascertained from the limited observations.



72D



92C

The return air grilles in several units are very dirty and appear to have not been cleaned in quite some time. The above conditions are dirtier than most; however, these conditions are somewhat common.



71C



71C

Many units exhibit evidence of water leaks and ceiling damage in the bathrooms. The above is the worst case observed and the unit was condemned; however, these conditions are somewhat common throughout the facility.



92C



31B/C

More evidence of water leaks and ceiling damage in the bathrooms. The above are more typical of the conditions found in the bathrooms.



41B



41B

More evidence of water leaks, and visible structural framing damage in the bathroom ceilings. The above was only observed in one (possibly unoccupied) unit; however, it is assumed this condition is common.



72C



82B

A majority of the units are missing smoke detectors/fire alarms. The code enforcement officials noted that the Fire Marshall's office is aware and is currently investigating. The above right is a unit condemned due to fire damage.



11D



43C?

Walls and ceilings throughout the facility exhibit evidence of moisture damage and possible structural damage. The above left is occupied, the above right is not. These are worst case conditions, and typically occur near exterior walls.



93A

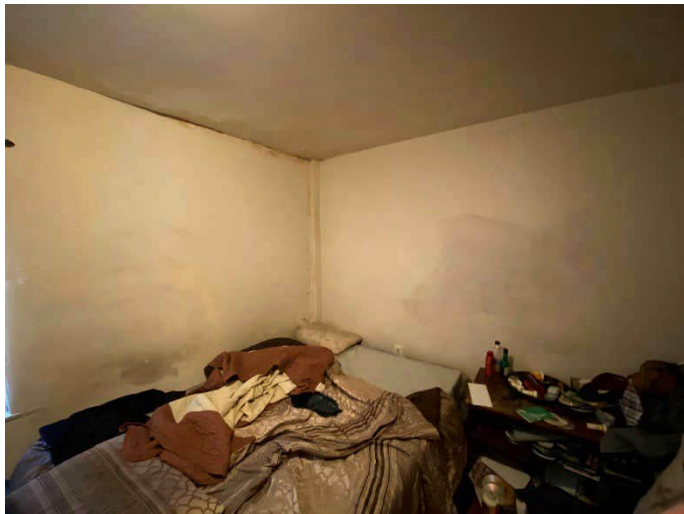


31B/C?

More evidence of walls and ceilings throughout the facility exhibiting evidence of moisture damage and possible structural damage. The above left appears to be an older repair, the above right appears to be a recent repair.



51B



72D

Several units exhibit evidence of unsanitary living conditions. The above are the worst cases observed; the author is unable to determine the extent of these conditions. Evidence of wall and ceiling damage is also present in above right.

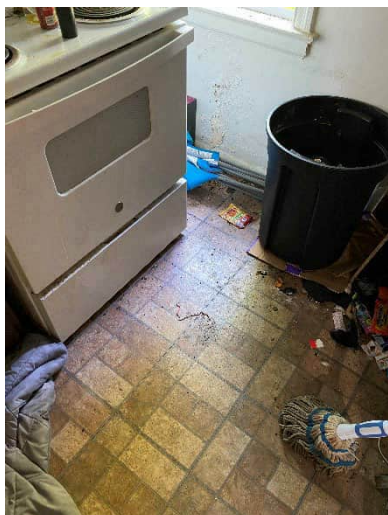


92C



52B

More evidence of rodent and insect infestation. The prevalence of conditions similar to the above cannot be ascertained from the limited observations.



41B

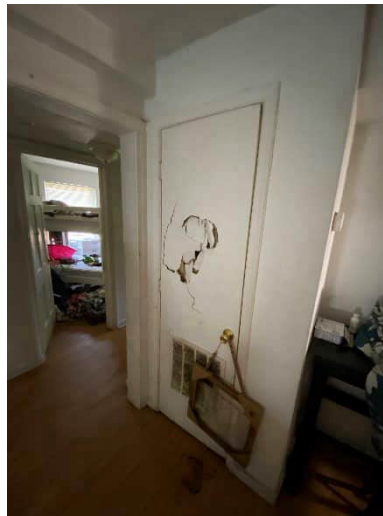


41B

This unit appears to be recently inhabited, but currently unoccupied. The above left is an attempt to show the numerous flies and unsanitary conditions. The above right is the floor of a room covered in personal belongs.



41B



41B

The above is a continuation of the unit noted above. The above right is an unidentified substance that has not yet dried out. The above right is a heavily damaged door and very dirty return air grille.

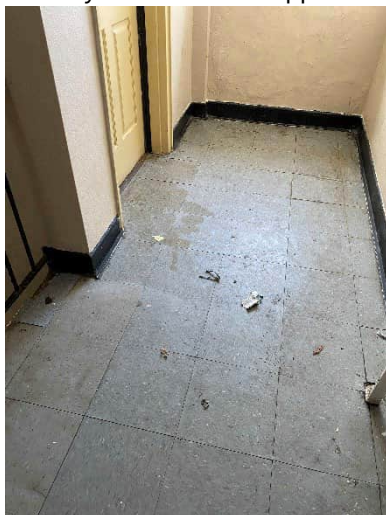


2115



2101

The common areas (entries, corridors, stairs) throughout the facility are dirty and appear to have not been cleaned recently. The above left appears to be blood on the wall with trash bags destined for refuge. The above right is a bug.



2109



2109

More evidence that the common areas throughout the facility are dirty and appear to have not been cleaned recently. The above left appears to be blood on the wall with trash bags destined for refuge. The above right is a bug.



2105



2105

There is evidence of moisture intrusion and mold below the stairs in one entry corridor. The above is worst case, and not typical.



2109

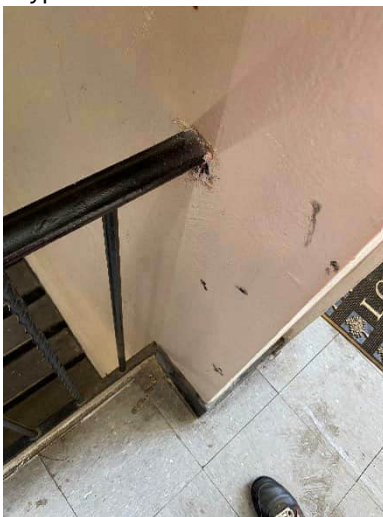


2119

Disposal of combustible refuse, and storage of combustible and non-combustible belongs is common at electrical closets throughout the facility. This condition is typical.



2111



2115

The guardrail/handrail at the common area stair is loose and/or partially unsecured in three locations. It is noted that the guardrail/handrail assembly does not meet current building code height requirements.



2103



2109

The above left is an area of degraded finish flooring and soft subflooring at a common area. The above right is a blank unit identification sign which could be problematic for emergency responders. These conditions are not typical.

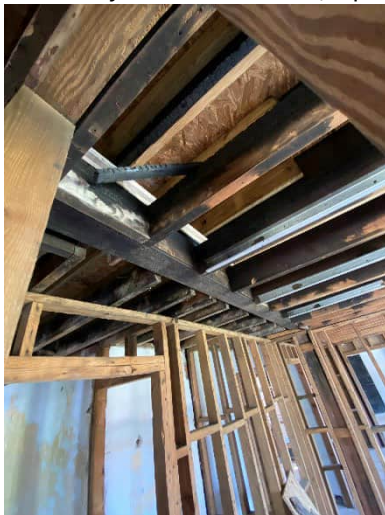


2117



2113

The above left is smoke damage present at the common area of an occupied structure. The above right is a portion of the facility under renovation/repair to address significant fire damage.



2113



2113

The framing conditions above are typical of the repair work at the fire-damaged portion of the facility. The new framing appears to meet local industry standards.

PARTNER

LIMITED STRUCTURAL ASSESSMENT REPORT



2121 Kecoughtan Road

Hampton, VA 23661

January 24, 2024

Partner Project Number: 24-433932.1

Prepared for:

Steven Zorich

A10 Capital

800 W. Main Street, Suite 1100

Boise, ID 83702



January 24, 2024

Steven Zorich
A10 Capital
800 W. Main Street, Suite 1100
Boise, ID 83702

RE: Limited Structural Assessment
3131 Southeast 50th Avenue
Hampton, VA 23661
Project Number: 23-433932.1

Dear Brad:

Partner Engineering and Science, Inc. ("Partner") is pleased to provide the following limited structural assessment report for the referenced property. The assessment was performed in general conformance with the scope and limitations described in Partner's Proposal No. 24-433932 dated January 8, 2024, and authorized by A10 Capital ("Client") on January 16, 2024.

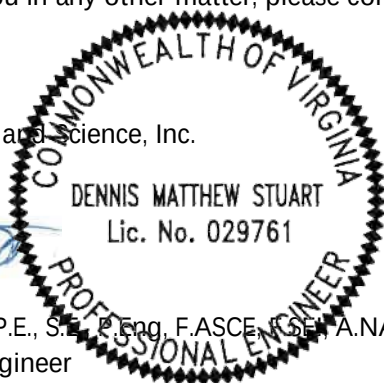
The purpose of the limited investigation was to perform a visual assessment of the exposed and readily accessible structural and façade components of the building and provide a rough order-of-magnitude opinion of repair costs associated with the findings of the assessment. The assessment did not include destructive or material testing and engineering calculations were not performed as part of this assessment.

This assessment was performed utilizing methods and procedures consistent with acceptable industry standards. Mr. Dennis Tow, S.E. (GA), Partner Associate, performed the site visit and prepared this report under the direct supervision of Mr. D. Matthew Stuart, P.E. (VA), Senior Structural Engineer. The opinions, conclusions, and recommendations stated within this report represent Partner's professional judgment based on the observed conditions and the information and data made available to Partner during the assignment. Should additional information become available, Partner reserves the right to determine any impact the new information may have on this report and to revise the report if necessary.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 484-748-1707 or mstuart@partneresi.com

Sincerely,

Partner Engineering and Science, Inc.



D. Matthew Stuart, P.E., S.E., P.Eng, F.ASCE, CSE, A.NAFE
Senior Structural Engineer

INTRODUCTION

The purpose of this report is to systematically describe the exposed and readily accessible structure and facade, document the observations, draw conclusions from the findings, and make recommendations for repairs. Each part of this report that follows provides our professional opinion as to the current state of the structures. The project Structural Summary Table and Site Plan can be found in Appendix A and B, respectively.

SCOPE OF SERVICES

A visual assessment of the readily accessible and exposed structural components of the building and façade was performed by Dennis Tow, SE (GA) on January 18, 2024, concurrent with site visits by other Partner assessors. The purpose of the assessment was to document deleterious structural conditions and provide recommendations and related estimated costs for remediation of the observed structural deterioration and or damage. The top of the roofs were accessed by other Partner assessors during the site visit.

DESCRIPTION OF EXISTING STRUCTURE

The subject property consists of three primary apartment buildings that were constructed around 1938 comprising a total of approximately 76,000 square feet. Each elongated-C-shaped building has three (3) stories of space with a low-slope roof at the Z-shaped ends connected by a two-story section with sloped roofs and attics and dormers.

The, except for the first floor framing above the basement in Building #2111, the buildings have wood-framed floors and roofs, with concrete at the interior stairs and elevated common areas. Wood floor joists and low-slope roof rafters are supported on exterior masonry walls and interior steel girders and posts. The roof rafters at the steeper-sloped roof over the attic bear on the exterior walls with attic floor joists serving as the collar ties. The foundations appear to be shallow spread footings.

The center section of the back middle building (Building #2111 on the plan in Appendix B) has a basement, which contains building-services mechanical equipment. The basement has a concrete slab-on-grade floor with sump pits, with concrete and masonry basement walls and a concrete framed floor overhead. The right section of the back middle building (Building #2113 on the plan in Appendix B) is partially repaired following a reported fire that occurred a few years ago, with exposed interior framing and no finishes present. However, it is out understanding that not all of the required repairs were made, but no structural damage was observed.

The first floor windows of all of the buildings were boarded up after the local municipality evicted the tenants so that the vacant buildings would be secure. However, some of the first floor window covers had been broken as of the day of the site visit.

OBSERVATIONS, ANALYSIS, CONCLUSIONS, AND RECOMMENDATIONS

The observations, analysis, conclusions, recommendations, and an engineering opinion of the estimated repair cost of the recommended repairs for the observed conditions at the Subject Property can be found in Structural Summary Table located in Appendix A. Photos of each documented condition are also provided in summary table also.

The total estimated cost of the recommended repairs is \$140,000, not including the cost estimate for Summary Table Item #5 included in Appendix A, but is provided in the PCA report.

LIMITATIONS

The evaluation of existing structures requires that certain assumptions be made regarding the existing conditions. Some of these assumptions may not be confirmed without expending additional sums of money and/or destroying otherwise adequate or serviceable portions of the structure. Therefore, Partner cannot be held responsible for any latent deficiencies which may exist in the structure and facade, but which have not been discovered as a part of the scope of this evaluation.

The opinions and recommendations in this report are also based on the information provided by the field observations. The report does not address any other portion of the structure other than the referenced items, nor does it provide any warranty, either expressed or implied, for any portion of the existing building. The engineering opinion of the cost estimates provided does not include contractor front-end expenses, permitting costs, or engineering fees associated with developing the required bid and permit documents.

The assessment was also limited by the following conditions:

- All observations during the site visit were visual in nature.
- Observations were limited to viewable, exposed, safe, and readily accessible portions of the structures. For example, structural elements that were covered by building and architectural finishes were not observed.
- The preparation of engineering calculations, design drawings, and/or specifications was beyond the scope of this assessment. In addition, the investigation of the presence of hazardous materials present in the area of the assessment was also not conducted.
- This assessment did not include a review of the applicable governing building codes.
- The rough order-of-magnitude opinion of costs does not include general conditions, construction management fees, design fees, permitting costs, mitigation of hazardous material, or other similar contingency items. Actual costs will vary depending on such matters as bidding procedures, grouping or "work packaging," market conditions, completeness of bid documents, design, material, field conditions, phasing of the work (if applicable), management, and unknowns. In addition, it should be noted that construction material pricing is very unstable at this time, therefore the engineering opinion of the estimated repair cost is based on pricing at the time this report was issued.

USER RELIANCE

Partner was engaged by the Client to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Client. This report has

no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors, or assigns.

Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to the scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

TERMINOLOGY

Many of the terms used in this report to describe the condition of the referenced facility are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Excellent: Meets or exceeds current structural code requirements. The structure satisfies all of the following criteria:

- Capable of safely carrying proposed occupancies.
- No significant vibrations, cracking or deflections.
- No structural reinforcement or repairs required.
- Very minor, if any, maintenance required.

Good: Meets current structural code requirements. The structure satisfies all of the following criteria:

- Capable of safely carrying proposed occupancies.
- Deflections, cracking, vibrations may be observable.
- No structural reinforcing required.
- Minor structural repairs may be required.
- Some maintenance repairs may be required.

Fair: Majority of structure meets structural code requirements. The structure exhibits one or more of the following deficiencies:

- Portions of structure are not capable of carrying proposed occupancies.
- Deflections, cracking, vibrations, structural distress is observable.
- Structural reinforcement required in limited portions of the structure.

- Structural repairs in general required.
- Some significant maintenance repairs required.

Poor: Majority of structure does not meet structural code requirements. The structure exhibits one or more of the following deficiencies.

- Much of the building is not capable of carrying proposed occupancies.
- Deflections, cracking, vibrations, structural distress commonly observable throughout the structure.
- Major structural reinforcement or reconstruction of the structure is required.
- Numerous major maintenance repairs are required.

Extremely Poor: Collapse of structure is imminent. The structure exhibits one or more of the following deficiencies.

- Structure exhibits significant deflections, cracking, vibrations, and structural distress.
- Structural requires extensive, impractical and uneconomical reinforcing or reconstruction required.

APPENDIX A: STRUCTURAL SUMMARY TABLE

2121 W Kecoughtan Road Hampton, VA Appendix A - Structural Summary Table

Location	Item Number	Photo	Observations	Analysis and Conclusions	Recommendations	Estimated Repair Cost (Allowance)
Building 2111	1		There is significant accumulation of debris in the exterior stairwells leading to the basement on the back (north) side of Building 2111.	The debris appears to be trapping runoff in the stairwells, which will allow water to penetrate the entry into the basement and cause deterioration of the structural components.	The debris should be removed and the stairwells should be cleaned.	\$500
	2		There is debris on the basement floor, which is interfering with drainage to the sumps, and there is standing water in the sumps.	Prolonged water exposure will allow for the deterioration of the structural components.	The debris on the floor should be cleared to allow for proper drainage to the sumps and the standing water should be pumped out of the sumps.	\$4,000

2121 W Kecoughtan Road Hampton, VA Appendix A - Structural Summary Table

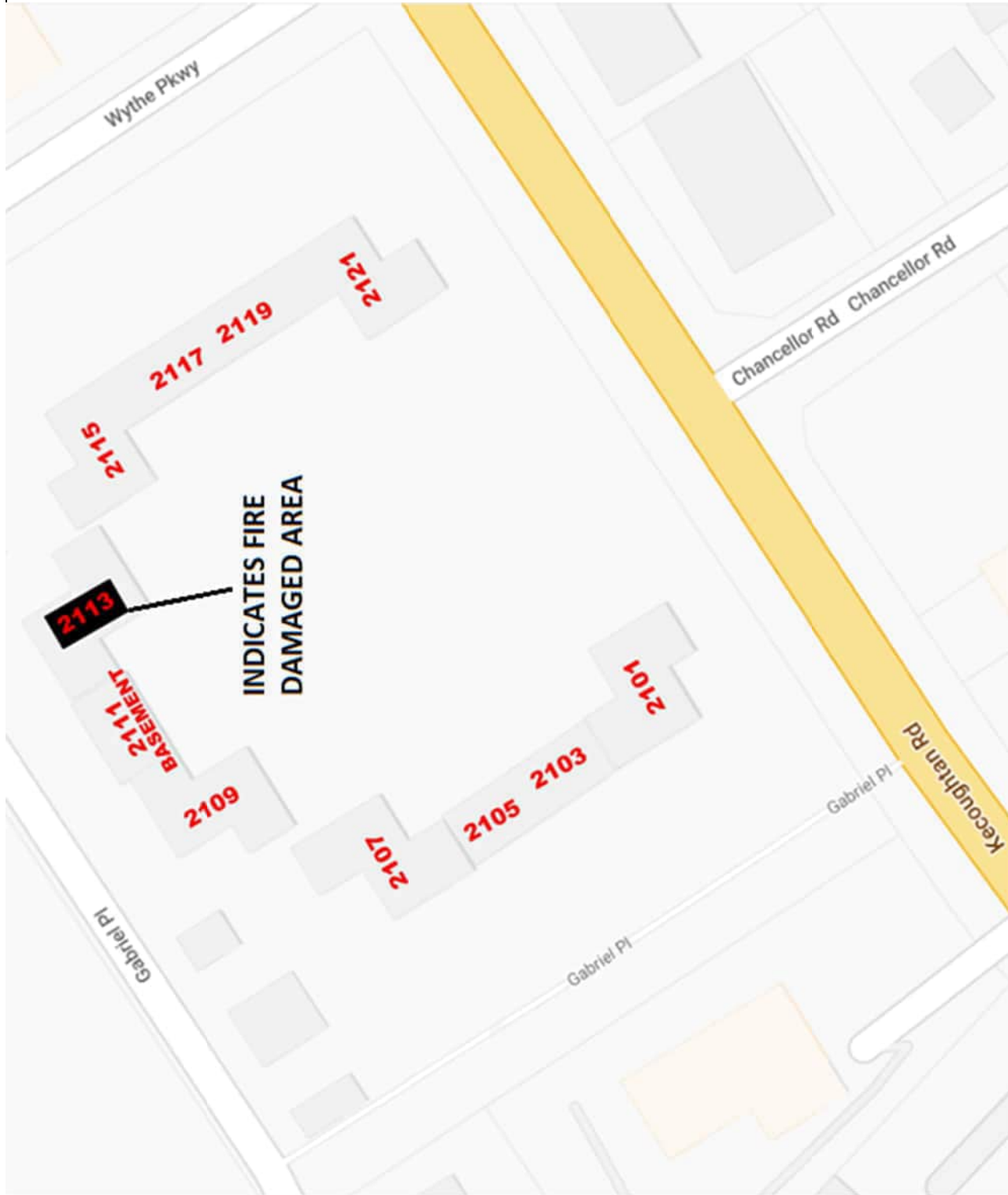
Location	Item Number	Photo	Observations	Analysis and Conclusions	Recommendations	Estimated Repair Cost (Allowance)
Building 2115	3		The roof surface deflects noticeably in the vicinity of the easternmost corner of Building 2115.	This was also noted in a prior report in 2022. However, there is no indication of leak at the roof or in the ceiling below this area, but softness in the roof framing could be a sign of deterioration or rotting of the roof decking or the rafters.	The roofing should be removed to expose the roof decking to investigate this area, and determine an appropriate method of repair.	\$15,500 (Includes Cost of an Investigation and Estimate of the Likely Repairs)
All Buildings	4		There are numerous stair-step cracks following mortar joints in the exterior brick, which typically begin at the upper corner of window openings. Some bricks also appear to be horizontally displaced outward slightly from the typical plane of the wall.	Some of the conditions might have been caused by previous water infiltration at the windows or parapets. The cracking does not appear to be indicative of settlement of the building.	The brick should be repaired by a competent and licensed masonry contractor having demonstrable experience with 1930s-era brick using materials appropriate to and compatible with the era and strength of the original brick. All of the repair work should be performed in compliance with Brick Institute of America Technical Notes.	\$120,000

2121 W Kecoughtan Road Hampton, VA Appendix A - Structural Summary Table

Location	Item Number	Photo	Observations	Analysis and Conclusions	Recommendations	Estimated Repair Cost (Allowance)
All Buildings	5		The finish flooring in many units exhibit localized areas where the flooring is uneven or buckled and arching upward.	It is unclear whether the cause of the uneven and buckled flooring is improper installation of the flooring or swelling of the flooring due to damage or misuse. However, a structural issue with the sub-floor is did not appear to be present.	Replace the finish flooring as recommended in the PCA Report.	Refer to PCA Report



APPENDIX B: SITE PLAN



INDICATES FIRE
DAMAGED AREA

Aerial photos are obtained from public sources that may not be current. For reference only.

Complete Care Plumbing, LLC

Anthonybunn0330@gmail.com

(757) 303-0531

LIC#2705176339

Plumbing Report

for

Colonial Landing

2121 Kecoughtan Rd.

Hampton, VA 23661

Inspection Time: 10 AM, January 26, 2024

General Conditions/ Ratings: Adequate/functional

Main Supply Shut-off/location: The main shut-off is located at the front entrance. Each shut-off is located in the unit by water heater.

Water Main Conditions: Adequate/functional

Water flow/pressure: The water pressure was tested at various locations throughout the property between 40 – 60 psi which is considered normal.

Water Supply Pipe Type: Supply lines in upper units were not visible. Water supply lines on lower-level unit was identified as copper.

Water Volume: By testing multiple fixtures at one time, functional flow of the water supply was verified.

Supply Pipe Leaks: At time of inspection, I found no evidence of leaks on the system.

Drain Line: Drain lines in upper units were not visible. Drain lines on lower-level units was identified as cast iron.

Drain flow: Acceptable.

Leak Tests:

We turned on water to the entire building and tested all faucets, toilets, and tub drains in all units below. All units tested provided at bottom of report.

As electric had not been turned on long enough to heat water, hot water was not able to be tested.

All hot water heaters appear to be functional with no leaks or visible damage and about 20 years old.

We were told and shown several units which had ceiling damage in the bathrooms from previous leaks in the above units.

There was noticeable replaced ceiling drywall in several units where we understood past leaks existed but were fixed.

We tested each one by having one technician in the above bathroom turn on the water in the tubs, flush toilets, and turn on water in the vanities – thus testing all drains and supply lines at once in each above / below bathroom area in all units provided in list.

Another technician stood on a foot ladder directly under the damaged drywall to listen and watch for leaks.

No leaks were detected, and the water remained on for approximately 4 hours while the inspections took place.

We walked back through the units after turning the water off and still no ceiling leaks were detected.

Problem units detected or provided via city reports:

2107 KECOUGHTAN – Entire Building

Repairs have been made to a leaking main drainpipe in the basement. Tested by running water through drains and observing all visible drain lines and listening for leaks.

2107 KECOUGHTAN - Apt. 31A

Tested all plumbing systems and all work property. No leaks and pressure is good. Water heater is approx. 20 years old and is possible needs to be replaced or new heating element installed.

Water Heater Replacement: \$850.00

2109 KECOUGHTAN – Apt. 41 B

Major leak coming from bathroom sink through ceiling and walls and into below unit.

Replace fixture, replace pipes, and fix all walls and damaged wood: \$1785.00

2109 KECOUGHTAN – Apt. 51 A

Water is not being supplied to the apartment. Turn on valve by water heater not working property. Unable to test unit without water supply. Need to fix valve then assess. All other fixtures and drains appear to be undamaged.

Replace Valve: \$250

2109 KECOUGHTAN – Apt. 22 D

Leak detected in tub supply lines.

Replace tub and all lines, fix all walls and damaged wood: \$1850.00

All units tested are provided below:

309.1 General Requirements-Pest Elimination	2107 KECOUGHTAN RD Apt. 31D 1003662
305.3 Interior surfaces	2107 KECOUGHTAN RD Apt. 31D 1003662
305.4 General Requirements-Interior Structure	2109 KECOUGHTAN RD Apt. 43D 1003662
305.3 Interior surfaces	2109 KECOUGHTAN RD Apt. 43D 1003662
304.7 General Requirements-Exterior Structure	2115 KECOUGHTAN RD 1003662
504.2 Plumbing Facilities And Fixture Requirements-Plumbing Systems, Fixtures	2107 KECOUGHTAN RD Apt. 31A 1003662
106.1 Unsafe Structure or Structures Unfit for Human Occupancy	2113 KECOUGHTAN RD 1003662
309.1 General Requirements-Pest Elimination	2105 KECOUGHTAN RD Apt. 22C 1003662
305.6 General Requirements-Interior Doors	2105 KECOUGHTAN RD Apt. 22C 1003662
305.3 Interior surfaces	2107 KECOUGHTAN RD 1003662
305.4 General Requirements-Interior Structure	2107 KECOUGHTAN RD 1003662
504.2 Plumbing Facilities And Fixture Requirements-Plumbing Systems, Fixtures	2107 KECOUGHTAN RD 1003662
603.1 Mechanical And Electrical Requirements-Mechanical Equipment	2107 KECOUGHTAN RD 1003662
604.1 Mechanical And Electrical Requirements-Electrical Facilities	2107 KECOUGHTAN RD 1003662
704.1 Fire Safety Requirements-Fire Protection Systems	2107 KECOUGHTAN RD 1003662
504.1 General Plumbing Systems	2107 KECOUGHTAN RD 1003662
304.7 General Requirements-Exterior Structure	2107 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 51B 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 51A 1003662
106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 52B 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92D 1003662

106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41D 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41C 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41A 1003662
106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD Apt. 81B 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 43B 1003662
106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 43C 1003662
106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD Apt. 82B 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92A 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 11C 1003662
106.3.1 Vacating Unsafe Structure	2119 KECOUGHTAN RD Apt. 82C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 91C 1003662
106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 71D 1003662
106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 73D 1003662
106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 71B 1003662
106.3.1 Vacating Unsafe Structure	2113 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2119 KECOUGHTAN RD 1003662
309.1 General Requirements-Pest Elimination	2109 KECOUGHTAN RD Apt. 43A 1003662
604.1 Mechanical And Electrical Requirements-Electrical Facilities	
106.3.1 Vacating Unsafe Structure	2105 KECOUGHTAN RD Apt. 22C 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12C 1003662
106.3.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD Apt. 21A 1003662
106.3.1 Vacating Unsafe Structure	2105 KECOUGHTAN RD Apt. 21C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92B 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93B 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12A 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93C 1003662
106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93D 1003662
106.3.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD 1003662
106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 11A 1003662

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2101 KECOUGHTAN RD Apt. 12D 1003662
2101 KECOUGHTAN RD Apt. 13C 1003662
2103 KECOUGHTAN RD Apt. 21B 1003662
2105 KECOUGHTAN RD 1003662
2105 KECOUGHTAN RD Apt. 21D 1003662
2107 KECOUGHTAN RD 1003662
2107 KECOUGHTAN RD Apt. 31B 1003662
2107 KECOUGHTAN RD Apt. 31D 1003662
2109 KECOUGHTAN RD 1003662
2109 KECOUGHTAN RD Apt. 42D 1003662

Colonial Landing

Partner addition to the provided spreadsheet

All units must be treated for rodents and insects
All units will require appliances
All units will require smoke alarms

Conditions may have changed and more violations may arise.
These items were deficiencies observed September 28th-30th 2023

Violation #	Building	Apartment	Code	Deficiency	Notes	Included in Partner Scope	Violation Appears Resolved	Partner Notes
1	2101	Building	305.3	Replace deteriorated window sill	2nd floor landing	Yes	No	
2			304.7	Repair all areas of roof where water is ponding	Roof	Yes	No	
3			704.6	Install smoke alarms in common halls		Yes	Yes	
4			309.1	Treat entire building (All Units) for rodent and insect infestation		excluded from scope	excluded from scope	
5			106.3.1	Vacating Unsafe Structures		Yes	Yes	
6			106.1	Unsafe or Unfit for Human Occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
7		11A	305.3	Replace moisture damaged bathroom ceiling		Yes	No	
8			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
9		11B	106.3.1	Unsafe for human occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
10			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
11		11C	106.3.1	Unsafe for human occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
12			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
13		11D	305.3	Replace moisture damaged bathroom ceiling		Yes	No	
14			605.3	Replace hallway light fixture		Yes	No	
15			305.6	Secure all doorknobs		Yes	No	
16			304.13	Replace broken bedroom window		Yes	No	
17			305.6	Replace closet door		Yes	No	
18			504.1	Repair clogged kitchen sink drain		Yes	Unknown	Unknown, no water to unit
19			305.5	Replace moisture damaged kitchen cabinets		Yes	No	
20			106.3.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
21		12A	106.3.1	Unsafe for human occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
22			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
23		12B	106.3.1	Unsafe for human occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
24			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
25		12C	305.3	Replace moisture damaged bathroom ceiling		Yes	No	
26			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
27		12D	602.1	Replace all rusted/damaged baseboard heaters		Yes	No	
28			305.3	Replace moisture damaged ceiling		Yes	No	
29			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
30		13A	309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
						Yes		
31		13B	305.4	Replace bathroom floor		Yes	No	
32			305.3	Reglaze, resurface, or replace tub		Yes	No	Incomplete
33			505.4	Install discharge pipe from water heater pressure relief valve		Yes	No	Incomplete
34			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	

35	2103	13C	305.3	Reglaze, resurface, or replace tub			Yes	No	Incomplete
36			305.3	Replace all moisture damaged ceilings and walls			Yes	No	
37			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
38		13D	305.4	Repair damaged floors and floor coverings to be a safe and level walking surface			Yes	No	
39			305.3	Replace moisture damaged ceiling			Yes	No	
40			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
41		Building	309.1	Treat entire building (All Units) for rodent and insect infestation			excluded from scope	excluded from scope	Will be habitatable upon completion of scheduled renovations
42			106.1	Unsafe or Unfit for Human Occupancy			Yes	No	
43			106.3.1	Vacating Unsafe Structures			Yes	Yes	
44			704.6	Install smoke alarms in common halls					Incomplete, 1st floor SDs were observed, however 2nd floor is missing smoke alarm
45		21A	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
46			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
47	2105	21B	305.3	Replace all moisture damaged walls and ceilings			Yes	No	
48			305.3	Reglaze Tub			Yes	No	Incomplete
49			504.1	Secure shower head			Yes	No	Incomplete
50			305.4	Repair damaged floors and floor coverings to be a safe and level walking surface			Yes	No	
51			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
52			603.1	Repair or replace stove			Yes	No	Incomplete
53		22A	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
54		22B	305.3	Repair hole in livingroom wall			Yes	No	
55			305.4	Replace bathroom floor			Yes	No	
56			501.1	Replace toilet tank lid			Yes	No	Incomplete
57			602.1	Replace all rusted/damaged baseboard heaters			Yes	No	Incomplete
58			504.1	Repair all clogged drains			Yes	Unknown	Unknown, no water to unit
59	2105		305.3	Replace moisture damaged kitchen cabinets			Yes	No	
60			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
61		Building	309.1	Treat entire building (All Units) for rodent and insect infestation			excluded from scope	excluded from scope	Will be habitatable upon completion of scheduled renovations
62			106.1	Unsafe or Unfit for Human Occupancy			Yes	No	
63			106.3.1	Vacating Unsafe Structures			Yes	Yes	
64			704.6	Install smoke alarms in common halls			Yes	Yes	
65		21C	504.1	Repair all plumbing issues			Yes	Unknown	Unknown, no water to unit
66			305.3	Repair/Replace all moisture damaged walls and ceilings			Yes	No	
67			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
68			305.4	Repair damaged floors and floor coverings to be a safe and level walking surface			Yes	No	
69		21D	305.3	Replace all moisture damaged cabinets, cabinets doors and drawers, & countertops			Yes	No	
70			305.4	Replace all buckled flooring in kitchen and dining room			Yes	No	
71	2105		305.3	Repair chipping/peeling tub			Yes	No	Incomplete
72			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
73		22C	305.4	Repair damaged floors and floor coverings to be a safe and level walking surface			Yes	No	
74			305.3	Repair chipping/peeling tub			Yes	No	
75			504.2	Secure toilet to floor			Yes	Yes	Toilet mount appeared to be sturdy
76			305.6	Secure all interior doors on hinges			Yes	No	
77			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
78			603.1	Repair or replace stove			Yes	No	No stove in unit
79		22D	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	

80	2107	Building	309.1	Treat entire building for infestation			excluded from scope	excluded from scope	
81			106.1	Unfit or Unsafe for Human Occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
82			106.3.1	Vacating Unsafe Structures			Yes	Yes	
83		31A	603.1	Repair or replace stove			Yes	No	No stove in unit
84			305.4	Repair or replace all flooring in unit to provide safe and level walking surface			Yes	No	
85			305.3	Replace moisture damaged walls			Yes	No	
86			305.6	Secure all door knobs			Yes	No	
87			305.3	Reglaze tub			Yes	No	Incomplete
88			504.1	Secure shower head			Yes	No	Incomplete
89			305.4	Repair or replace floor in water heater closet			Yes	No	Incomplete
90		31B	305.3	Replace moisture damaged ceiling in bathroom			Yes	No	
91			504.1	Repair leak above bathroom			Yes	Yes	
92			305.4	Repair or replace kitchen floor			Yes	No	
93		31C	305.4	Repair or replace all flooring in unit to provide safe and level walking surface			Yes	No	
94			305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
95			305.6	Secure all doorknobs			excluded from scope	excluded from scope	
96			603.1	Repair or replace stove			Yes	No	No stove in unit
97			504.1	Repair leak under kitchen sink			Yes	Unknown	Unknown, no water to unit
98			305.3	Repair or replace access panel in water heater closet			Yes	No	Incomplete
99			305.3	Reglaze Tub			Yes	No	Incomplete
		31D					Yes		
100		32A	605.1	Repair all electrical outlets and install cover plates			Yes	No	One outlet needs to be secured to wall (living room)
101			305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
102		32B	305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
103			305.4	Repair or replace kitchen floor and covering			Yes	No	
104		32C	603.1	Repair or replace baseboard heaters			Yes	No	Incomplete
105			305.3	Repair chipping/ peeling tub			Yes	No	Incomplete
106			504.2	Replace missing cold water knob on tub			Yes	No	Incomplete
107			504.2	Replace missing shower head			Yes	No	Incomplete
108			504.2	Secure bathroom sink & vanity			Yes	No	Incomplete
109			305.1	Replace broken toothbrush/soap dish			Yes	No	Incomplete
110			305.3	Enclose opening in water heater closet			Yes	No	Incomplete
111			309.1	Exterminate unit for Rodents & Insects			Yes	No	
112			304.13	Repair or replace bedroom window			Yes	No	
113			304.13	Replace missing bedroom window			Yes	No	
114			305.3	Repair moisture damage in bedroom closet			Yes	No	
115			305.4	Replace uneven/ damaged floor covering			Yes	No	
116			305.3	Replace all moisture damaged cabinets, cabinets doors and drawers, & countertops			Yes	No	
117			305.4	Replace all damaged floor covering/ carpet damaged by rodents			Yes	No	
118			305.6	Secure lockset			Yes	No	
119		32D	305.6	Secure all doorknobs			Yes	No	
120			305.3	Reglaze Tub			Yes	No	Incomplete

121	2109	Building	704.1	Replace missing fire extinguishers on each floor			Yes	No	Incomplete, Floors 1 & 2 missing fire extinguishers
122			304.13	Replace broken window	2nd floor landing		Yes	No	
123			604.3	Secure original panel box location			Yes	Unknown	Unable to be observed
124			106.1	Vacating Unsafe Structures			Yes	Yes	
125			106.3.1	Unsafe or Unfit for Human Occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
126			304.7	Repair all areas of roof where water is ponding	Roof		Yes	No	
127			309.1	Treat entire building (All Units) for rodent and insect infestation			excluded from scope	excluded from scope	
128		41A	305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
129			305.4	Repair or replace all flooring in unit to provide safe and level walking surface			Yes	No	
130			106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
131		41B	305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
132			305.4	Repair or replace all flooring in unit to provide safe and level walking surface			Yes	No	
133			106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
134		41C	305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
135			305.4	Repair or replace all flooring in unit to provide safe and level walking surface			Yes	No	
136			106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
137		41D	504.2	Repair all clogged drains in unit			Yes	Unknown	Unknown, no water to unit
138			504.2	Secure toilet to floor and replace missing toilet seat			Yes	No	Incomplete
139			305.3	Replace uneven/ damaged flooring and floor covering			Yes	No	
140			704.6	Replace missing smoke alarms			Yes	No	Incomplete
141			305.3	Replace moisture damaged ceiling where cracked and sagging			Yes	No	
142			106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
143		42A	305.3	Replace moisture damaged ceiling			Yes	No	
144		42B	305.3	Replace moisture damaged bathroom wall			Yes	No	
145		42C	505.4	Install discharge pipe from water heater pressure relief valve			Yes	No	Incomplete
146			305.3	Repair/ Replace all moisture damaged walls and ceilings			Yes	No	
147			305.4	Repair or replace living room floor to provide safe and level walking surface			Yes	No	
148		42D	305.4	Replace deteriorated are of floor outside of bathroom			Yes	No	
149		43A	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
150		43B	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
151		43C	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
152		43D	305.3	Replace uneven/ damaged flooring and floor covering			Yes	No	

153	2111	Building	304.6	Replace deteriorated wood trim on exterior		Yes	No	
154			304.13	Replace broken glass on entry door to building		Yes	No	
155			304.16	Eliminate standing water in basement		Yes	No	
156			106.1	Vacating Unsafe Structures		Yes	Yes	
157			106.3.1	Unsafe for human occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
158			309.1	Treat entire building (All Units) for rodent and insect infestation		excluded from scope	excluded from scope	
159		51A	305.6	Repair/ Replace all moisture damaged walls and ceilings		Yes	No	
160			305.3	Replace uneven/ damaged flooring and floor covering		Yes	No	
161			106.3.1	Unsafe for human occupancy		Yes	No	Will be habitatable upon completion of scheduled renovations
162			309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
163	51B	305.3	Replace uneven/ damaged flooring and floor covering		Yes	Yes	No	
164		106.3.1	Unsafe for human occupancy		Yes	Yes	No	Will be habitatable upon completion of scheduled renovations
165		309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
166		305.6	Repair/ Replace all moisture damaged walls and ceilings		Yes	Yes	No	
167		52A	309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
168		305.6	Repair/ Replace all moisture damaged walls and ceilings		Yes	Yes	No	
169		305.3	Replace moisture damaged window sill		Yes	Yes	No	
170		52B	309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	
171		305.6	Repair/ Replace all moisture damaged walls and ceilings		Yes	Yes	No	
172		106.3.1	Unsafe for human occupancy		Yes	Yes	No	Will be habitatable upon completion of scheduled renovations
173	2113	Building	106.3.1	Vacating Unsafe Structures	Fire Building	Yes	Yes	
174		106.1	Unsafe or Unfit for Human Occupancy		Yes	Yes	No	
175		309.1	Treat entire building (All Units) for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
176	2115	Building	106.3.1	Vacating Unsafe Structures		Yes	Yes	
177		106.1	Unsafe or Unfit for Human Occupancy		Yes	Yes	No	Will be habitatable upon completion of scheduled renovations
178		304.7	Repair all sagging areas of roof and all areas with ponding water	Roof	Yes	Yes	No	
179		305.4	Replace uneven/ damaged floor covering		Yes	Yes	No	
180		309.1	Treat entire building (All Units) for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
181		71A	305.3	Reglaze tub		Yes	No	Incomplete
182		309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
183	71B	305.3	Replace all moisture damaged walls		Yes	Yes	No	
184		305.4	Replace all moisture damaged floors		Yes	Yes	No	
185		309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
186		106.3.1	Unsafe for human occupancy		Yes	Yes	No	Will be habitatable upon completion of scheduled renovations
187		71C	505.4	Install discharge pipe from water heater pressure relief valve		Yes	No	Incomplete
188		305.3	Repair or replace kitchen cabinets		Yes	Yes	No	
189		309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
190	71D	305.3	Replace all moisture damaged walls		Yes	Yes	No	
191		304.13	Replace broken window		Yes	Yes	No	
192		309.1	Treat unit for rodent and insect infestation		excluded from scope	excluded from scope	excluded from scope	
193		305.3	Replace all moisture damaged walls and ceilings		Yes	Yes	No	
194		305.4	Replace all moisture damaged floors		Yes	Yes	No	
195		106.3.1	Unsafe for human occupancy		Yes	Yes	No	Will be habitatable upon completion of scheduled renovations

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72A	305.3	Replace bedroom ceiling			Yes	Yes	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace all moisture damaged walls			Yes	No	
	305.4	Replace all moisture damaged floors			Yes	No	
	305.3	Reglaze tub			Yes	No	Incomplete
	505.4	Install discharge pipe from water heater pressure relief valve			Yes	No	Incomplete
72B	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace all moisture damaged walls			Yes	No	
	305.4	Replace all moisture damaged floors			Yes	No	
	305.3	Reglaze tub			Yes	No	Incomplete
72C	305.6	Replace door jamb at water heater closet			Yes	No	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	304.13	Repair or replace broken window			Yes	No	
	304.13	Secure window sash			Yes	No	
72D	304.13	Repair or Replace kitchen window			Yes	No	
	305.3	Replace bathroom vanity			Yes	No	Incomplete
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.4	Provide safe and level walking surface throughout unit			Yes	No	
73A	305.3	Reglaze tub			Yes	No	Incomplete
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	603.1	Repair or replace stove			Yes	No	Incomplete
73B	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	603.1	Repair or replace stove			Yes	No	
	305.3	Repair or replace bathroom floor			Yes	No	No stove in unit
73C	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	305.3	Replace moisture damaged walls and ceilings			Yes	No	
	603.1	Repair or replace stove			Yes	No	Incomplete
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Reglaze tub			Yes	No	Incomplete
	304.13	Replace deteriorated window sill			Yes	No	
	305.4	Provide safe and level walking surface throughout unit			Yes	No	
73D	305.4	Replace deteriorated flooring throughout unit			Yes	No	
	305.3	Replace moisture damaged walls			Yes	No	
	603.1	Replace missing cover panel on HVAC unit			Yes	No	Incomplete
	305.3	Replace moisture damaged/ deteriorated window sill & trim			Yes	No	
	305.6	Secure all doors on hinges			Yes	No	
	305.3	Repair all holes in walls			Yes	No	
	305.3	Enclose all openings in water heater closet			Yes	No	Incomplete
	305.4	Repair weak bathroom subfloor			Yes	No	
	305.4	Replace bathroom floor and floor covering			Yes	No	Incomplete
	305.3	Repair or replace bathtub			Yes	No	Incomplete
	504.2	Secure toilet to floor			Yes	No	Incomplete
	504.2	Replace missing shower head			Yes	No	
	305.4	Repair hole in kitchen floor and replace floor covering			Yes	No	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations

242	2117	Building	605.3	Re-install missing light fixture in bedroom			Yes	No		Will be habitatable upon completion of scheduled renovations
243			106.1	Unsafe or Unfit for Human Occupancy			Yes	No		
244			106.3.1	Vacating Unsafe Structures			Yes	Yes		
245			309.1	Treat entire building (All Units) for rodent and insect infestation			excluded from scope	excluded from scope		
246		81A	305.4	Replace deteriorated flooring throughout unit			Yes	No		
247			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
248		81B	106.3.1	Unsafe for human occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
249			305.4	Provide safe and level walking surface throughout unit			Yes	No		
250			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
251			305.3	Replace moisture damaged walls			Yes	No		
252	2118	82A	305.3	Repair or replace kitchen cabinets			Yes	No		
253			504.2	Secure/ replace shower head			Yes	No		Incomplete
254			305.6	Secure loose locksets/ doorknobs			Yes	No		
255			106.3.1	Unsafe for human occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
256			305.3	Reglaze tub			Yes	No		Incomplete
257			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
258		82B	106.3.1	Unsafe for human occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
259			504.2	Replace shower head			Yes	No		Incomplete
260			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
261			305.3	Replace bathroom vanity			Yes	No		Incomplete
262	2119		304.13	Repair or replace broken window			Yes	No		
263		82D	308.1	Clean out unit of rubbish and garbage			Yes	No		
264		Building	106.3.1	Vacating Unsafe Structures			Yes	Yes		
265			106.1	Unsafe or Unfit for Human Occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
266			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
267		81C	602.1	Replace all rusted/damaged baseboard heaters			Yes	No		Incomplete
268			305.3	Reglaze tub			Yes	No		Incomplete
269			305.3	Replace moisture damaged ceilings			Yes	No		
270		81D	305.3	Replace moisture damaged ceilings			Yes	No		
271			305.1	Replace all missing sheetrock in unit to a finished condition			Yes	No		
272	2120		602.1	Replace damaged baseboard heaters			Yes	No		Incomplete
273			605.1	Replace missing light fixtures throughout unit			Yes	No		Incomplete
274			106.3.1	Unsafe for human occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
275			505.4	Install discharge pipe from water heater pressure relief valve			Yes	No		Incomplete
276		82B	304.13	Replace broken window			Yes	No		
277			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
278		82C	504.2	Repair leaking kitchen sink faucet			Yes	Unknown		Unknown, no water to unit
279			106.3.1	Unsafe for human occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
280			305.3	Replace moisture damaged ceilings and walls			Yes	No		
281			305.4	Provide safe and level walking surface throughout unit			Yes	No		
282	2121	82D	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
283			305.1	Reglaze tub			Yes	No		Incomplete
284			308.1	Clear unit of all rubbish and trash			Yes	No		
285			309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope		
286			305.3	Replace deteriorated door frames			Yes	No		
287			304.13	Repair unsecure window			Yes	No		
288		Building	106.3.1	Vacating Unsafe Structures			Yes	Yes		
289			106.1	Unsafe or Unfit for Human Occupancy			Yes	No		Will be habitatable upon completion of scheduled renovations
290			309.1	Treat entire building for rodent and insect infestation			excluded from scope	excluded from scope		
291			304.7	Repair all sagging areas of roof and all areas with ponding water			Yes	No		

704.6	Install smoke alarms in common halls			Yes	Yes	Complete
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91A	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	504.2	Replace faucet handle			Yes	No	Incomplete
	305.3	Replace all moisture damaged walls			Yes	No	
	505.4	Install discharge pipe from water heater pressure relief valve			Yes	No	Incomplete
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
91B	305.3	Replace moisture damaged ceiling in bathroom where collapsed			Yes	No	
	305.3	Replace all moisture damaged walls			Yes	No	
	308.1	Clear unit of all rubbish and trash			Yes	No	
	504.2	Repair leak under kitchen sink			Yes	No	Unknown, no water to unit
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
91C	305.4	Provide safe and level walking surface throughout unit			Yes	No	
	305.3	Replace moisture damaged kitchen cabinets			Yes	No	
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	305.4	Provide safe and level walking surface throughout unit			Yes	No	
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
91D	305.4	Provide safe and level walking surface throughout unit			Yes	No	
	305.3	Replace bedroom ceiling where cracked and falling in			Yes	No	
	305.1	Clean and reglaze tub			Yes	No	Incomplete
	305.4	Provide safe and level walking surface throughout unit			Yes	No	Incomplete
	305.3	Reglaze tub			Yes	No	Will be habitatable upon completion of scheduled renovations
92A	106.3.1	Unsafe for human occupancy			Yes	No	
	305.3	Replace bathroom vanity			Yes	No	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.1	Reglaze tub			Yes	No	Incomplete
92B	305.1	Repair or replace sinks			Yes	No	Incomplete
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace bathroom ceiling			Yes	No	
92C	106.3.1	Unsafe for human occupancy			Yes	No	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace bathroom ceiling			Yes	No	
	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
92D	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.1	Reglaze tub			Yes	No	Incomplete
	305.4	Replace kitchen floor and covering			Yes	No	
	305.3	Replace moisture damaged ceilings and walls			Yes	No	
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
93A	305.1	Reglaze tub			Yes	No	Incomplete
	305.4	Provide safe and level walking surface throughout unit			Yes	No	
	305.3	Replace moisture damaged ceilings and walls			Yes	No	
	305.6	Secure loose locksets/ doorknobs			Yes	No	

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93B	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace all moisture damaged walls and ceilings			Yes	No	
	305.4	Provide safe and level walking surface throughout unit			Yes	No	
93C	106.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace all moisture damaged walls and ceilings			Yes	No	
	305.1	Reglaze tub			Yes	No	Incomplete
93D	306.3.1	Unsafe for human occupancy			Yes	No	Will be habitatable upon completion of scheduled renovations
	309.1	Treat unit for rodent and insect infestation			excluded from scope	excluded from scope	
	305.3	Replace all moisture damaged ceilings and walls			Yes	No	

Hampton, Virginia

Property Address: 2101 KECOUGHTAN RD
HAMPTON, VA 23661

Mailing Address: 618 VILLAGE DR STE J
VIRGINIA BEACH, VA 23454

PIN/LRSN/RPC : 1003662

General Information

Owner's Name: COLONIAL LANDING
APARTMENTS LLC

Assessment Neighborhood: 4000

Legal Description: KECOUGHTAN COURT APTS
5.33AC.

Subdivision Number: 500000

Deeded Acreage: 5.33

Deeded SqFt: 231990

GIS Acreage: 5.65

Old Map No: 01N016 00 000000



Improvements

Improvement 1

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	23466
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	28
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C01Apartment
Foundation:	
Exterior:	No Data
Central A/C:	Y
Heating Type:	23466 sf
Fireplaces:	No Data
Out Building:	No Data

Improvement 2

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	26240
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	32
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C02Apartment
Foundation:	
Exterior:	No Data
Central A/C:	Y
Heating Type:	26240 sf
Fireplaces:	No Data
Out Building:	No Data

Improvement 3

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	26240
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	32
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C03Apartment
Foundation:	
Exterior:	No Data
Central A/C:	Y
Heating Type:	26240 sf
Fireplaces:	No Data
Out Building:	No Data

Improvement 4

Year Built: 1938

Stories: 3

Square Footage	
Finished(Above Grade):	7328
Basement:	
Basement(Finished):	No Data
Attached Garage:	
Detached Garage:	
Enclosed Porch:	No Data
Open Porch:	No Data
Deck:	No Data

Rooms	
Total:	6
Bedrooms:	
Full Baths:	0
Half Baths:	

Construction	
Building Type:	C04Lt. Commercial Utility Build.
Foundation:	
Exterior:	No Data
Central A/C:	N
Heating Type:	0 sf
Fireplaces:	No Data
Out Building:	No Data

Assessment Information

Fiscal Year	Land Value	Improvement Value	Total Value
FY2024	\$1,380,000	\$4,631,800	\$6,011,800
FY2023	\$1,380,000	\$4,631,800	\$6,011,800
FY2022	\$1,380,000	\$4,631,800	\$6,011,800
FY2021	\$1,380,000	\$3,843,700	\$5,223,700
FY2020	\$1,380,000	\$3,187,400	\$4,567,400
FY2019	\$1,380,000	\$2,872,300	\$4,252,300
FY2018	\$1,380,000	\$2,872,300	\$4,252,300
FY2017	\$1,380,000	\$2,872,300	\$4,252,300
FY2016	\$1,380,000	\$2,604,500	\$3,984,500
FY2015	\$1,150,000	\$2,834,500	\$3,984,500
FY2014	\$1,150,000	\$2,834,500	\$3,984,500
FY2013	\$1,150,000	\$2,834,500	\$3,984,500
FY2012	\$890,600	\$3,054,400	\$3,945,000
FY2011	\$890,600	\$3,054,400	\$3,945,000
FY2010	\$890,600	\$3,138,800	\$4,029,400
FY2009	\$890,600	\$3,138,800	\$4,029,400
FY2008	\$890,600	\$2,299,300	\$3,189,900
FY2007	\$772,800	\$1,409,300	\$2,182,100
FY2006	\$736,000	\$1,281,700	\$2,017,700
FY2005	\$350,000	\$1,478,600	\$1,828,600
FY2004	\$279,000	\$1,133,800	\$1,412,800

Transfer History

Grantor	Transfer Date	Consideration	Doc # or Deed Book/Pg
COLONIAL LANDING APARTMENTS LLC	10/30/2020 12:00:00 AM	6150000	200 015914
COLONIAL LANDING LLC	5/2/2008 12:00:00 AM	4200000	080 008601
2121 LLC	7/6/2004 12:00:00 AM	1700000	040 018675
KECOUGHTAN COURT APARTMENT CORP	2/3/2000 12:00:00 AM	0	1318 0665
LEE SI JUN	5/19/1999 12:00:00 AM	1055000	1289 0378
KECOUGHTAN COURT LLC	7/1/1995 12:00:00 AM	800000	1144 1284
KECOUGHTAN COURT INC	12/1/1988 12:00:00 AM	0	0935 0786
HOLLAND EDWIN T	9/1/1963 12:00:00 AM	700000	0339 0187
KECOUGHTAN COURT INC	7/1/1938 12:00:00 AM	0	0098 0530

City Resources

Land Development	
Zoning:	R-M
SPI:	Yes
Wetlands:	Not in Zone
RMA:	Not in Zone
IDA:	Not in Zone
Noise:	<i>No Data</i>
Soil Type:	ALTAVISTA
Master Plan Area:	KECOUGHTAN

Neighborhood Services	
Census Tract:	12000
District:	Greater Wythe, District 9
Representative:	Deena Franklin

Police Dept	
District:	108
Traffic Zone:	89

Codes	
District:	3B
Inspector:	CHESSON
New Construction Inspector:	CHESSON

Public Works	
Street Sweeping:	4th MONDAY
Trash Day:	FRIDAY
Recycling:	GREEN FRIDAY
Pump Station Area:	208
Watershed:	HR2

Fire Dept	
District:	ST03
Inspector:	1
Battalion:	1

Land Development	
Office Park:	Not in Park
Urban Enterprise Zone:	Not in Zone
Hampton Roads Center Enterprise Zone:	Not in Zone
Hampton Roads Center Technology Zone:	Not in Zone
Downtown Technology Zone:	Not in Zone

Voting Information	
Congress:	3
House of Representative:	87
Senate:	23
Poll Precinct:	PHENIX
Poll Location:	NEIGHBORHOOD RESOURCE CTR

Sherriff's Office	
Warrant Services:	CP1



MULTIFAMILY BUDGET SUBMISSION FORM

By filling out this budget template, you acknowledge and understand that Lima One

SCOPE OF WORK
Full rehab of 12 fire damaged units in building 2113 including all appliances, kitchen and bathrooms, flooring and HVAC. Light cosmetic and maintenance in 80 habitable units including doors, flooring, HVAC maintenance and painting as needed. Cosmetic updates/paints to common areas, hallways, and exterior as needed.

Start Date	1/1/2024
Completion Date	6/1/2024
Expected Draws	4

Total Sq. Ft.	75000
# of Units	92
# of Buildings	3

BUILDING	# OF UNITS	AMOUNT
Soft Costs	N/A	\$ 181,500.00
Common Areas	N/A	\$ 30,000.00
1	32	\$ 788,220.00
2	32	\$ 200,000.00
3	28	\$ 200,000.00
4	6	\$ -
5	6	\$ -
6	6	\$ -
7	6	\$ -
8	6	\$ -
9	6	\$ -
10	6	\$ -
11	6	\$ -
12	6	\$ -

TOTAL BUDGET
\$ 1,399,720.00



LIMA ONE
C A P I T A L

MULTIFAMILY BUDGET SUBMISSION FORM

SOFT COSTS	DESCRIPTION	AMOUNT
Temp Gas	Property Management Will Supply	\$ -
Temp Power	Property Management Will Supply	\$ -
Temp Toilet	Property Management Will Supply	\$ -
Architectural Fees (+plans)	not needed	\$ -
Engineering Fees	not needed	\$ -
Building Permit	included in contractor price	\$ -
Impact Fees	not needed	\$ -
Survey	not needed	\$ -
Erosion Fence	not needed	\$ -
Contingency	Increased to 10% after revisions	\$ 125,000.00
Site Manager	On Site Manager	\$ 45,000.00
Maintain Grounds	Maintain and upgrade grounds	\$ 11,500.00
TOTAL SOFT COSTS		\$ 181,500.00

MISC. INTERIORS	DESCRIPTION	AMOUNT
Office	Property Manager Will Supply	\$ -
Lobby	Property Manager Will Supply	\$ -
Common Room	Property Manager Will Supply	\$ -
Laundry Room	N/A	\$ -
Playground	N/A	\$ -
Pool	N/A	\$ -
Hallways	Hallways paint / patch	\$ 15,000.00
Exterior Paint	General Exterior paint / patch	\$ 15,000.00
TOTAL MISC. INTERIOR		\$ 30,000.00



ADDITIONAL SCOPE:	

UNIT #	UNIT SQ. FT.	DESCRIPTION	AMOUNT
2101, 11 A		Increased based on unit size and SOW	\$ 5,000.00
2101, 11 B		basic maintenance / light rehab	\$ 5,000.00
2101, 11 C		basic maintenance / light rehab	\$ 5,000.00
2101, 11 D		basic maintenance / light rehab	\$ 5,000.00
2101, 12 A		basic maintenance / light rehab	\$ 5,000.00
2101, 12 B		basic maintenance / light rehab	\$ 5,000.00
2101, 12 C		basic maintenance / light rehab	\$ 5,000.00
2101, 12 D		basic maintenance / light rehab	\$ 5,000.00
2101, 13 A		basic maintenance / light rehab	\$ 5,000.00
2101, 13 B		basic maintenance / light rehab	\$ 5,000.00
2101, 13 C		basic maintenance / light rehab	\$ 5,000.00
2101, 13 D		basic maintenance / light rehab	\$ 5,000.00
2103, 21 A		basic maintenance / light rehab	\$ 5,000.00
2103, 21 B		basic maintenance / light rehab	\$ 5,000.00
2105, 21 C		basic maintenance / light rehab	\$ 5,000.00
2105, 21 D		basic maintenance / light rehab	\$ 5,000.00
2107, 31 A		basic maintenance / light rehab	\$ 5,000.00
2107, 31 B		basic maintenance / light rehab	\$ 5,000.00
2107, 31 C		basic maintenance / light rehab	\$ 5,000.00
2107, 31 D		basic maintenance / light rehab	\$ 5,000.00
2107 32 A		basic maintenance / light rehab	\$ 5,000.00
2107 32 B		basic maintenance / light rehab	\$ 5,000.00
2107 32 C		basic maintenance / light rehab	\$ 5,000.00
2107 32 D		basic maintenance / light rehab	\$ 5,000.00
2107 33 A		basic maintenance / light rehab	\$ 5,000.00
2107 33 B		basic maintenance / light rehab	\$ 5,000.00
2107 33 C		basic maintenance / light rehab	\$ 5,000.00
2107 33 D		basic maintenance / light rehab	\$ 5,000.00
2103 22 A		basic maintenance / light rehab	\$ 5,000.00
2103 22 B		basic maintenance / light rehab	\$ 5,000.00
2103 22 C		basic maintenance / light rehab	\$ 5,000.00
2103 22 D		basic maintenance / light rehab	\$ 5,000.00
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		TOTAL UNIT COST	\$ 160,000.00

167



ADDITIONAL SCOPE:	

[illegible]168

Electrical Inspection Overview

2121 Kecoughtan, Hampton Va.

Inspector: Wayne Townsend

S&W Power Solutions, LLC

Electrical License Number: 2705157258

Contact: 757.358.7052

Overview:

Inspected all units on list provided.

Each breaker box, switch, outlet, and heat / AC systems were tested.

In each common area all hallway lights and were tested.

Common area fire systems could not be tested.

On the exterior of the building all meter bases, grounding rods and electrical supply lines were inspected.

Note that 3 meters are missing, possibly stolen.

Did not inspect the 2113 as is a full rehab and different scope of work.

Inspection Details:

All grounding rods that ground panel boxes are missing.

To replace in 80 units (\$800 each)

\$64,000

2101 11B – MC needs to be rewired back to panel \$850

2101 12 C – Replace exposed wire in kitchen and utility \$1500

2107 31 B – Replace on fixture \$500

2109 41 D – Exposed wires & damage to multiple fixtures \$1500

2109 41 A – Exposed MC in kitchen \$350

2109 42 A – New range circuit \$950

2119 82 C – New range circuit \$950

2121 91 C – Replace multiple fixtures \$1250

2121 92 A - New range circuit \$950

2121 92 C – Replace multiple fixtures \$1500

2105 22 C – Replace main Breaker \$1800

ALL outside AC units rewired / replaced(17 total @\$5800) \$98,600

Total: \$176,650

All units inspected:

2101

- 11B, 12D, 11C, 12C,12A

2103

- 21A, 22B, 21B

2105

- 21C, 22C

2107

- 32C, 31B, 31C, 32B

2109

- 41D, 41B, 41A, 42A, 43C

2111

- 51B, 51A, 52B

2113

- All units *** Did not inspect as is full remodel / different contractor.

2115

- 73D, 71D, 71B, 72B, 72A, 73C

2117

- 81A

2119

- 91B, 81D, 82C

2121

- 92A, 91B, 91A, 91C, 92C, 92D, 93B

Colonial Landing Electrical Investigation Report



KIMLEY-HORN AND ASSOCIATES, INC.

11818 ROCK LANDING DRIVE SUITE 100 NEWPORT NEWS, VIRGINIA
23606

5/6/22

PREPARED BY: LUCA MONACELLI, JEFFREY SALLEE

Kimley»Horn

Kimley-Horn and architect were tasked by the City of Hampton to assess electrical and architectural conditions of 11 buildings in the Colonial Landing apartment complex. These assessments were limited to visual observations. No equipment was opened so that live parts were exposed, nor were openings created in walls, ceilings, and floors to observe equipment unseen. The building assessments were completed on April 25, 2022. Kimley-Horn and the architect were accompanied by a maintenance manager from the apartment complex, City of Hampton Codes and Compliance, and the City of Hampton Police. The following is a summary of findings in each building that show the existing conditions of the electrical systems.

FINDING #1 – BUILDING 2101



The main “house” panels that feed building hallway lighting and miscellaneous “house” power are in an extremely hard to reach area underneath the stairwell. Maintenance on these panels is difficult, because the electrician has to be in a crouched position to access the equipment. The maintenance manager explained that only some of these panels are currently in use.

FINDING #2 – BUILDING 2101

Throughout the inspection of Building 2101, no fire alarm system was observed.

FINDING #3 – ALL BUILDINGS

Throughout all the buildings there were conduits, receptacles, switches, etc. that had been repeatedly painted over so many times that they are no longer usable or accessible for maintenance.



FINDING #4 – BUILDING 2105

There was a “house power” panel underneath the stairs that the maintenance manager claims is in use. There was no cover on the panel, and there were exposed, energized electrical parts within reach for anyone. There were exposed bus bars, exposed terminations, cut wires with exposed ends, etc. All these exposed parts pose a risk of injury for the maintenance managers or residents if touched.



FINDING #5 – BUILDING 2107 APARTMENT 31C

The electrical panel was fully blocked by the fridge when we arrived. This is a danger to the resident and maintenance because it cannot be reached in the case the breakers need to be de-energized.

FINDING #6 – BUILDING 2107 APARTMENT 32A

The electrical panel in the kitchen was completely painted shut and unopenable. If the resident or maintenance needs to cut power, they may need to use a knife to open the panel door.



FINDING #7 – BUILDING 2107 APARTMENT 32C

The water heater in this unit had caught fire recently. However, all power has been cut off to this unit pending replacement/maintenance.



FINDING #8 – ALL BUILDINGS

Each unit has a separate main breaker and meter from the utility. However, all these main breakers are located outside of the buildings with no locking mechanism. Any pedestrian could walk up to the meter bank and cut power to units and the entire building without obstruction.



FINDING #9 – BUILDING 2109 APARTMENT 41B

This unit was in the worst condition out of all of the units that were observed. There was exposed wiring observed, the air conditioning return was fully clogged, there were missing outlet covers, and the overall condition of the entire apartment was not fit for living.



FINDING #10 – BASEMENT

There was exposed wiring observed throughout, the emergency lighting “bugeye” fixtures were not operable, and there were outlets completely painted over.





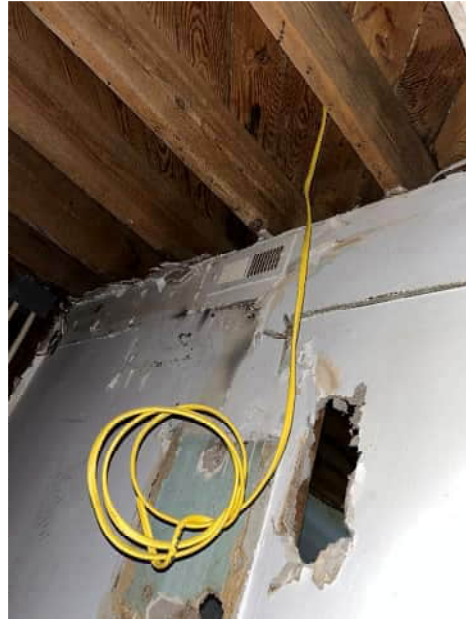
FINDING #11 – BUILDING 2111 APARTMENT 52B

There was a 6-outlet extender permanently mounted to the wall where these installations are typically “splitters” and not permanently mounted. This can be dangerous if the circuit is not rated for this type of extra load.



FINDING #12 – BUILDING 2113

There was a fire in Building 2113 in 2020. It was discovered there was all new electrical “roughed-in” for the units that are being renovated after the fire, but there was no evidence of an electrical permit for the work. There also appeared to be an extension cord coming from the basement house power through a hole in the wall to an exterior disconnect. The cord appears to have been spliced, run through a few feet of conduit to the disconnect, then rewired to the disconnect.



FINDING #13 – ALL BUILDINGS - SERVICE GROUNDING ELECTRODE CONDUCTOR

The most consequential finding of the visit to Colonial Landing was the lack of grounding electrode conductors (bare copper but in this case it has been painted) from the incoming utility service. By code, at the service disconnecting means, there must be a grounding electrode conductor connected to a grounding electrode (ground rod, building steel, water pipe, etc.). For the main equipment feeding all the apartment units, most of the meter banks appeared to have the main service grounding electrode conductor cut and the ground rod missing. There was approximately one meter bank that was new and had a service ground (see below for reference of proper grounding) and one older meter bank with a disconnected ground rod. This missing component may not seem to affect the electrical system. However, it creates a great hazard for fire in the case of lightning, for example. If lightning were to strike the building, the enormous amounts of electricity would have no path to earth to dissipate and would therefore travel an unintended path through the electrical system and building that could create conditions for fire.



(New meter bank with grounding for reference)



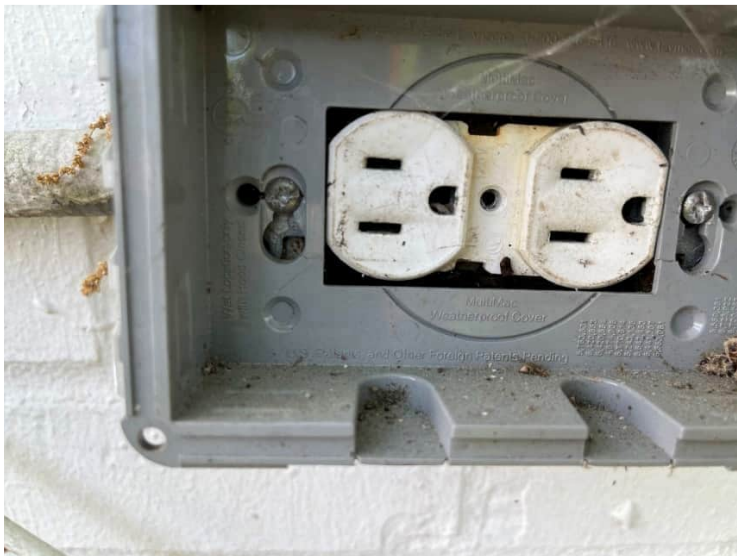
FINDING #14 – WIRES RUNNING THROUGH AIR VENT/CONDENSATE DRAIN BEHIND BUILDING 2105

There appeared to be multiple wires running through an air vent that also had a condensate drain running through it. Without properly sealing this penetration for the conduit and wires, the crawl space was left open to foreign objects such as animals, insects, etc.



FINDING #15 – OUTDOOR RECEPTACLE NOT GFCI BEHIND BUILDING 2107

There was an outdoor receptacle that was not ground fault protected. The National Electrical Code (NEC) requires all outdoor receptacles for dwellings to have GFCI protection either upstream of the receptacle or at the receptacle.



FINDING #16 – METER BANK MAIN CIRCUIT BREAKER MISSING COVER BEHIND BUILDING 2109

The main circuit breaker for apartment 41C was missing a weatherproof cover. Without this cover moisture and droplets of water can make way into the meter bank and cause a short or serious damage.



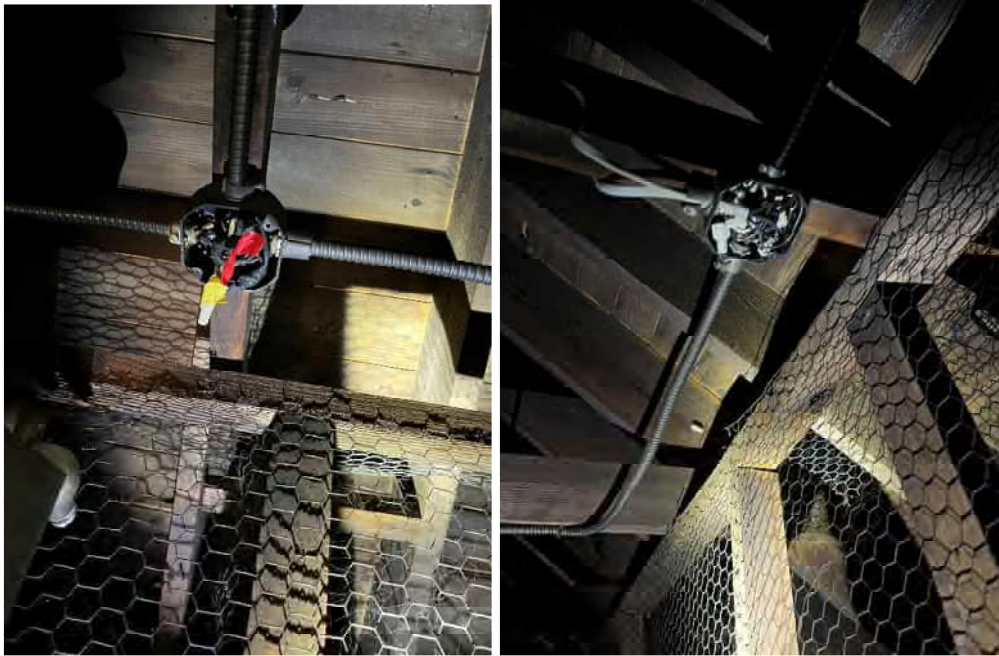
FINDING #17 – BUILDING 2115 APARTMENT 71C

A common theme throughout the building was sticking incense sticks into the light switch covers and letting them burn all the way to the base and char the wall. Apartment 71C in particular had a light switch with an incense stick and visible burning on the wall and light switch cover.



FINDING #18 – BUILDING 2117

The attic in building 2117 had exposed wiring in the junction boxes that were missing their covers.



FINDING #19 – EXTERIOR BEHIND BUILDING 2121

The meter bank behind building 2121 had a broken conduit housing the service conductors to the meter bank. This can allow water to enter the conduit and damage conduit and conductors as. This can also expose jagged ridges of the conduit which can nick the conductor insulation and create conditions for electrical faults.



APPENDIX C: QUALIFICATIONS



Education

A.S in Mathematics
B.S in Environmental Science, Rutgers University

Registrations

NJDEP-UST Subsurface Evaluation, Tank Testing
Installation & Closure Certification

Training

OSHA 40-Hour Hazwoper
OSHA 8-Hour Hazwoper Refreshers
ASTM Technical and Professional Training

Highlights

Over 15 years of experience in the environmental consulting industry
Over 15 years of experience in management, marketing, and regulatory compliance

Experience Summary

Ms. Dahl is a Principal and National Client Manager focusing on due diligence products for commercial real estate transactions. She services private and institutional equity investors, developers, financial institutions, Fannie Mae Lenders, and Freddie Mac Lenders with environmental site assessments, property condition assessments, seismic studies, construction monitoring, and remedial design/implementation. She has managed over 15,000 studies to support pooled collateral property undergoing securitization. She works closely with property managers, legal counsel, regulatory agencies, and special asset groups at banks providing insight into the risks and liabilities associated with properties and assistance in structuring various transactions. Ms. Dahl delivers exceptional service and adds value to businesses by assessing risks and exposures while formulating appropriate solutions. Her knowledge of environmental and engineering policy and ability to clearly convey issues to her clients allows them to accurately measure the risk associated with each deal, enhancing their overall portfolio.

Ms. Dahl formerly performed as a Project Manager for a Fortune 500 real estate firm, where her primary responsibilities were to manage field operations, remain apprised of latest state and federal regulatory mandates, and review Phase I Assessment reports to insure client scope of work was properly executed and deadlines were met. Ms. Dahl's field experience includes the successful completion of over 1,000 Phase I Environmental Site Assessments on various retail, office, industrial, hospitality, and multifamily properties.

Earlier in her career, Ms. Dahl assisted with the design of a contaminated groundwater treatment plant for a highly publicized Superfund site located in New Jersey, which is continually scrutinized and monitored by the media. She assisted with the writing of a feasibility study submitted to the EPA for the Superfund site and coordinated/ran daily public meetings with the citizens of the township providing constant interaction with public relations media.

Project Experience

Shopping Center Portfolio. A \$3.5 billion dollar acquisition project consisting of 467 retail shopping centers operating across 38 states. Phase I Environmental Site Assessments and Property Condition Assessments with special inspections were performed on each of the shopping centers. Multiple inspectors were coordinated and dispatched to each site within a three-week report completion timeline. Report deliverables also included inspection summaries which were incorporated into Environmental and Engineering spreadsheets for client/lender review. The acquisition was successful and highlighted Ms. Dahl's ability to thrive in a challenging fast-paced environment. Her valuable depth of experience, negotiation skills, and coordination of hundreds of engineering professionals as well as her responsiveness and expertise of client/lender's expedited timeline showed her ability to leverage strategic business partnerships and optimize customer experience.

Retail Bank Branch Portfolio. A \$1.9 billion dollar acquisition project consisting of 418 retail bank branches operating in 15 states. Environmental studies were performed on each asset including review of city directories, aerial photographs, Federal Regulatory Databases, and historic Fire Insurance Sanborn Maps within a three-week project completion timeframe. Research findings were incorporated into spreadsheets for client/lender review. The acquisition was successful and exemplified Ms. Dahl's ability to capture and meticulously execute high profile projects under a tight timeframe. Her valuable depth of experience, negotiation skills, and her ability to communicate, interpret, and present findings to client/lender in an expedited timeline highlighted her impressive capabilities.

Train Station. A multi-million dollar refinance project consisting of a historic passenger train terminal including over 1 Million SF of retail, office, and rail use. Phase I Environmental Site Assessments, Property Condition Assessments, and Zoning Assessments were performed on this trophy asset. Multiple inspectors were dispatched to each site to complete the reports within a two-week timeline. The transaction was successful and exemplified the professional acumen of Ms. Dahl and Partner's Engineering Team.

Superfund Site. Ms. Dahl assisted with the remediation of a highly publicized 1,350-acre Superfund site located in New Jersey. The facility manufactured dyes, pigments, resins and epoxy and disposed of over 47,055 drums of waste in an unlined landfill on site. Ms. Dahl assisted with the writing of a feasibility study submitted to the EPA, and coordinated and ran daily public meetings with the citizens of the town providing constant interaction with public relations media.

Distinctions

Ms. Dahl has been named one of Tomorrow's Real Estate Leaders in New York Real Estate Form Magazine in February/March 2013 issue for her role in the number of real estate transactions in NY.

Affiliations

Environmental Bankers Association
International Conference of Shopping Centers
CRE Finance
Mortgage Bankers Association
Commercial Real Estate Women (CREW)

Contact

Mdahl@partneresi.com



Education

California State Polytechnic University-Pomona; Bachelor of Architecture - BArch, Architecture
University of California, Los Angeles – Certificate Construction Law & Real Estate Finance

Credentials

Licensed Architect

Registered Disaster Service Worker – California Office of Emergency Services 70283

Experience Summary

Gary Cohn is Partner Engineering and Science, Inc.'s Director of Institutional A&E Services. With almost 40 years of experience in the commercial real estate industry, Gary brings a wealth of experience and expertise to all projects. An experienced executive, Gary has a demonstrated history of working successfully in the design and construction industry. He is a strong technical professional with extensive experience in owner's representation, capital planning, building assessment, and property resilience. As a design and building enthusiast, Cohn is a frequent author on a wide range of topics.

Cohn has advised on high profile projects throughout the country, such as:

The Forum, Los Angeles, CA – Cohn led the team performing the detailed evaluation of the former home of the Los Angeles Lakers for the Madison Square Garden corporation prior to their purchase and conversion of the facility into the largest all music venue in the United States. The evaluation included cataloguing over \$1 mil in memorabilia.

Century Park, CA – Performed an acquisition condition assessment of the multi-million square foot center.

PetSmart Headquarters, Phoenix, AZ – Cohn served as owner representative during development.

The Queen Mary, Long Beach, CA – Served as architect of record for disability upgrades and repair work on the only classic ocean liner still in use and occupied as a hotel in the United States.

Technical College System of Georgia, Statewide, GA – Cohn organized and led the Facility Condition Assessments of 500+ buildings and 12 million square feet on an extremely tight, inflexible schedule.

Capitol Records building, Hollywood, CA – Performed a review of the historic building geared towards energy conservation and code compliance upgrades needed to keep the facility functional and efficiently operating.

LAX Control Tower, Los Angeles, CA – Led a condition assessment of the historic tower to assist Los Angeles World Airport (LAWA) in developing long term consolidation plans for staff relocation.

Post-earthquake evaluations, 1989 Loma Prieta, 1994 Northridge, and 2001 Nisqually earthquakes – Cohn performed emergency building evaluations to assist in restoring structures to re-occupancy and operation.

Contact

gcohn@partneresi.com

EDUCATION

H.T.S.: Mechanical (equivalent to United States B.S. degree), Hogere Technische School--Rijswijk, Netherlands

CREDENTIALS

Professional Engineer, Mechanical, California
LEED Accredited Professional
Plumbing Design Certification
Project Management training by PSMJ
Advanced Technical training, HVAC utilities in buildings

HIGHLIGHTS

20+ years of mechanical and plumbing system design for newly constructed and existing commercial projects (offices, industrial, hospitals, hotels etc.)
20+ years of experience in energy auditing, Retro-Commissioning, commercial and industrial systems

EXPERIENCE SUMMARY

Mr. Intveld is a Director at Partner Energy with more than 30 years of experience in heating, ventilation, and air conditioning (HVAC) and plumbing system design. He oversees and manages energy efficiency projects that help clients qualify for funding based on verified energy savings.

Mr. Intveld focuses on the design and analysis of HVAC, mechanical, electrical, and plumbing (MEP), and renewable energy systems. He leads ASHRAE energy audits, retro-commissioning projects, and cogeneration studies for clients at commercial properties nationwide. Mr. Intveld's technical guidance in data modeling and analysis lead to recommended measures that meet client criteria for return on business investment and reduce energy usage and costs.

Mr. Intveld supports commercial projects in both new construction and existing buildings: hospitals and health care facilities, educational institutions, central plants, production and warehouse facilities, office and retail properties, and entertainment and sporting facilities.

Prior to Partner Energy, Mr. Intveld worked at Syska & Hennessy, Arup, M-E Engineers, UCLA and AESC, Inc as a Senior Engineer and Energy Consultant. Mr. Intveld is familiar with trends in the energy and development industries. His energy efficiency-related utility incentive application review includes programs such as L.A. County RCx, Nexant Rcx, Xcel RCx; Savings by Design; SGIP, OSHPD review design details. He is familiar with central plants operation and maintenance, cogeneration with engines or turbines; emission control; compressed air, vacuum, hydraulic pumps; heat recovery; steam systems; energy storage; tariff rates; pumps and fans; and, chiller plant optimization.

PROJECT EXPERIENCE

Los Angeles World Airports, Environmental Services Division Sustainability Plan, Los Angeles, CA. Review and revision of the LAWA 2008 Sustainability Plan with an emphasis on energy use, water consumption, waste diversion, and greenhouse gas emissions. Also completed an ASHRAE Level 1 Energy Audit of the Environmental Services Division administration building. Completed in 2013.

Los Angeles Police Station. Provided ASHRAE Level III energy audits through LADWP EETAP incentive program for the City of Los Angeles. As a technical director on this the engineering team, Mr. Intveld led the team in providing a comprehensive look at energy consumption and resource consuming infrastructures in order to identify cost savings annually of nearly 1 million kWh savings and nearly \$300,000 cost savings. Completed January 2015.

University of California, Los Angeles. Provided an enhanced ASHRAE level II audit of two buildings on campus; a laboratory building and a classroom building. The comprehensive energy audit identified energy and water measures, resulting in 50 percent building energy savings and an estimated \$1 Million in cost savings. Completed January 2015.

CoMed Chicago RCx Program. Provided retro-commissioning (RCx) services for over 6 million square feet of commercial office high rise buildings in downtown Chicago, IL. As part of these RCx projects, Partner Energy designs RCx measures that tailor specifically to a building's operations, such as recommending implementation of a condenser water temperature reset control strategy, in place of a manually adjusted condenser water temperature setpoint.

Southern California Public Power Authority - SPPA Commercial Building Energy Audit and Efficiency Improvement Program. Partner Energy helped develop this energy efficiency program for Southern California Public Power Authority (SPPA) to help member investor owned utilities manage their large industrial and commercial electrical energy consumers. We identified and implemented energy efficiency improvements that result in a reduction of electricity consumption and reduce peak demand. The program provides energy assessments and comprehensive energy audits, and can include project implementation, financing, performance specifications, and construction management administration. Currently, the program is in operation with SPPA member, Colton Public Utilities.

Texas Health. As part of Oncor Commercial Energy Audit Program, Partner Energy completed energy assessments in over 10 hospital facilities for Texas Health Resources. The objective was to identify opportunities to reduce peak demand and energy consumption while maintaining or improving facility operation. Walk through assessments of the facilities were conducted that included an overview of the building's major heating, cooling, ventilation, and lighting systems. Energy saving opportunities were identified and quantified based on site specific energy use, energy costs and industry standard estimation methods. Completed in 2012.

CONTACT

rintveld@ptrenergy.com



Education

BS, Auburn University, Architectural Engineering (1977)

Registrations

Professional Engineer (PE): AL, AR, CO, CT, DE, FL, GA, ID, IN, KS, KY, LA, MD, ME, MI, MN, MO, MS, NC, NH, NJ, NM, NY, OH, PA, SC, SD, TN, TX, USVI, VA, WA, WV, WI

Structural Engineer (SE): AZ, IA, MA, NE, OK, OR, VT

Canada (P.Eng.) – Saskatchewan, Nova Scotia

Highlights

Mr. Stuart has over 45 years of experience. Prior to joining Partner, he served as a Project Engineer, Project Manager, Structural Department Head and Engineer of Record on a wide variety of commercial, institutional, manufacturing, process and industrial facilities throughout the United States, Canada, the Caribbean and South America. He has been responsible for the design, coordination, administration and management of the structural engineering for a diverse spectrum of projects. Mr. Stuart's experience also includes the renovation and preservation of a variety of different types of buildings and structures. Mr. Stuart has directed engineering and CADD from initial design through the development of contract documents and construction administration enabling the completion of projects within the stipulated time frame and construction budget. He has also designed and implemented the strengthening and restoration of a wide range of deficient and deteriorated buildings and structures.

Experience Summary

Mr. Stuart is a Senior Structural Engineer for Building Envelope Solutions. He will be responsible for providing consulting services for roofing and façade investigations as well as conducting separate structural investigations including property condition assessments.

Project Experience

Adaptive Reuse/Building Modifications

224 Market Street Condominiums, Newark, NJ - Project Manager and Structural Engineer of Record for structural investigation and development of bid documents for the renovation, additions and adaptive reuse of an existing multi- story historic masonry and wood framed building.

810 Broad Street, Newark, NJ - Project Manager and Structural Engineer of Record for structural investigation and development of bid documents for the renovation, additions and adaptive reuse of an existing multi- story historic steel framed building.

Rutgers University Bakery, New Brunswick, NJ - Project Manager and Structural Engineer of Record for the structural analysis of an existing speculative warehouse building into a food processing facility. The project also involved the design of new roof mechanical equipment support frames, i.e. dunnage.

TJ Max Sorting Facility, Philadelphia, PA - Project Manager and Structural Engineer of Record for the preparation of construction documents for new foundations required for a proposed 80,000 SF mezzanine addition to an existing warehouse. The new mezzanine structure was a pre-engineered system provided by

D. Matthew Stuart, PE, SE, P.Eng, F.ASCE, F.SEI, A.NAFE

others and designed for a minimum live load of 125 PSF. The project also included the installation of approximately 250 feet of roof suspended conveyor belts, and the subsequent need to perform a structural engineering analysis of the existing roof in order to determine if the structure is capable of supporting the new loads.

UPS, Shrewsbury, MA - Project Manager and Structural Engineer of Record of the structural design and analysis of a new stand-alone two-story package sorting facility within an existing building. The project also involved the design of mini-pile foundations and the mitigation of snow drift loads on the existing low roof areas via exterior cantilevered snow collection platforms.

Willow Grove Mall Studio Movie Grill, Willow Grove, PA - Engineer of Record responsible for design and documentation for the renovation of Willow Grove Park Mall to construct a new 11-screen movie theater within the mall. Renovation included demolition of approximately 28,000-SF second floor for auditoriums, removal of two existing columns via two transfer trusses. Project scope involved creating new RAM structural system model that closely resembled the renovated structure. The existing beams and columns were modified or reinforced accordingly. Steel reinforcing and additional details have been included. The most challenging aspect of the project was the design of transfer trusses, where we used the existing beam as top chord of the truss and designed two 64-ft long trusses with adequate load carrying capacity. Connection detailing and construction sequencing of transfer trusses were included in detail.

Witherspoon Building Adaptive Reuse, 130 South Juniper Street Philadelphia, PA - Engineer of Record for the adaptive reuse of the referenced building. The 11-story Witherspoon Building is on the National Historic and Philadelphia Historic Registers, was Philadelphia's first "skyscraper", and was constructed with Carnegie steel beams between 1895 and 1897 for use by the Presbyterian Board of Publications. Floor framing between the steel beams is hollow clay tile, flat arch construction using end-to-end placement of the tiles in lieu of side-to-side construction. As part of scope of work, a through condition assessment of the building was completed to identify structural deficiencies or conditions that required repair work and to assess the adaptive reuse potential of the building.

Assisted Living

Immaculate Mary Nursing Homes, (2016-2017) - Structural Engineer of Record and Project Manager for the design of an approximately 68,000 square feet, 3-story nursing home for Immaculate Mary. The structural design consisted of a steel framed superstructure with precast plank slabs, and a lateral system consisting of braced frames.

St. John Neumann Nursing Homes - Structural Engineer of Record and Project Manager for the design of an approximately 46,000-square feet, 2-story, nursing homes for St John Neumann. The structural design consisted of a steel framed superstructure with precast plank slabs, and a lateral system consisting of braced frames. The existing roof framing, which was constructed using open web steel joist, was also evaluated for new mechanical equipment, and subsequently strengthening of several of the roof joist to avoid an overstress was required.

CONDITION ASSESSMENTS

627 Cross Keys Road, Camden County, NJ - Structural condition assessment of existing facility as a part of a real estate pre-purchase due diligence. Developed report of investigation including recommendations for repairs.

D. Matthew Stuart, PE, SE, P.Eng, F.ASCE, F.SEI, A.NAFE

2227 High Hill Road, Logan Township, NJ - Project Manager and Structural Engineer of Record for the condition assessment of an existing 48,000 SF warehouse facility. The project involved the development of an investigation report which included recommendations for repairs and the associated cost estimate. The investigation was performed to assess the adaptive reuse potential of the existing building.

3100 Strand Theater – Condition Assessment, Wildwood, NJ - Performed real estate driven condition assessment of building containing six leased units and themed attraction in rear of building and wrote subsequent report. Building was framed with a variety of structural systems, including precast concrete, long span steel trusses, masonry bearing walls and stucco façade. In addition, an engineering cost estimate was provided to the owner for the recommend repairs in the report.

5331-41 Haverford Avenue, Philadelphia, PA - Performed real estate driven condition assessment of approximately 4,500 square foot, two-story former firehouse building. The structural and roofing assessment included visual observations of exposed and readily accessible portions of the building. Observations of the façade were made from the street level. An engineering cost estimate of the recommended repairs was provided to the owner as a part of the final report.

Ben Franklin Bridge - Lightning Bolt Sculpture Inspection, Philadelphia, PA - Project Manager and Structural Engineer of Record for a visual inspection of BFB "Bolt of Lightning Sculpture" using 120 feet articulated boom lift in addition to inspection of underground concrete foundations via 5th street subway station. Prepared a report summarizing observations, providing analysis and conclusions and finally recommendations for rehabilitation of the observed deficiencies of the Sculpture.

BL England - Condition Assessment, Beesley's Point, NJ - Performed condition assessment of BL England power plant intake enclosure building with the use of 125 feet telescoping boom lift. The intake building is approximately 170-foot-tall steel framed structure supporting duct work and various levels of catwalk and metal panel cladding. Subsequent report included observations, analysis, conclusions and recommendations that were broken down by priority and crossed referenced to color coded plans and elevations.

Boscov Department Stores, Oxford Valley Mall and Montgomery Mall, PA - Project Manager and Structural Engineer of Record for the structural condition assessment associated with a real estate pre- purchase due diligence effort. The project also involved the development of a report of investigation which included recommendations for repairs and the associated cost estimate.

Cumberland County - Emergency EQ Assessment, Cumberland County, NJ - Project Manager and Structural Engineer of Record for multiple emergency condition assessments, related to the 2011 northeast seismic event, of Cumberland County Public Buildings, including the Library, Administrative Building and Courthouse. The buildings included various types of construction materials, including masonry, concrete, steel, wood and cast stone façade. Fortunately, no emergency conditions were discovered during the course of the site visits, nevertheless, Pennoni issued a table of observed pre-existing damage and deterioration to the County within two days of the 8/24/2011 seismic event with recommendations for remedial action.

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Existing Industrial Building, Pennsauken, NJ - Project Manager and Structural Engineer of Record for the structural condition assessment associated with a real estate pre- purchase due diligence effort. The project also involved the development of a report of investigation which included recommendations for repairs and the associated cost estimate.

Holmesburg Prison, Philadelphia, PA - Structural Engineer of Record for investigation of cracks and separation in the Sally Port walls of the Holmesburg Prison in Northeast Philadelphia due to concern that the pre-existing cracks had worsened from the seismic event. Pennoni observed the walls and determined that the earthquake did not negatively impact the Sally Port. Pennoni provided the City of Philadelphia with a structural report documenting the conditions with recommendations for repairing the walls

Liberty Title and Trust Building - Due Diligence Report, Philadelphia, PA - Performed an interior condition assessment and façade investigation to assist a potential buyer of the above property exercise due diligence for a potential renovation and adaptive reuse of the property. As part of our scope, Pennoni also completed an exhaustive review of several previously prepared reports and renovation drawings, including a report prepared in accordance with the City of Philadelphia Property Maintenance Code PM 304.10. A final report was provided to the buyer with additional observations and recommendations, as well as extensive commentary on the previous reports, including an analysis of cost estimates for recommended repair work.

Market East Gallery, Philadelphia, PA - Structural Engineer of Record for investigation services for the pre-purchase due-diligence condition assessment of the Market East Gallery Mall in Center City Philadelphia. The condition assessment included the multi-story sub-surface mall, several multi-story above ground offices and department stores and a 15-story high-rise all located within three square city blocks between 8th Street and 11th Street and between Filbert Street and Market Street. Pennoni structural engineers performed general observations within the interior commercial spaces of the mall, offices, department stores, mechanical rooms, service areas, loading docks, and rooftop dunnage.

Mercer County Warehouse, Hamilton, NJ - Project Manager and Structural Engineer of Record for the structural condition assessment associated with a real estate pre- purchase due diligence effort. The project also involved the development of a report of investigation which included recommendations for repairs and the associated cost estimate.

One Brace Road Structural Condition Assessment, Cherry Hill, NJ - Project Manager and Structural Engineer of Record for the structural condition assessment of existing retail facility as a part of a real estate pre-purchase due diligence. Developed report of investigation including recommendations for repairs. Also assisted developer with assessment of site perimeter retaining walls and issued repair sketches for deteriorated portions of the same.

The Gallery, 8th to 11th, Philadelphia, PA - The project involved a structural condition assessment of an existing multi-story mall located at the referenced address. The assessment included visual observations of the exposed and readily accessible structural components of the building. An engineering cost estimate of the recommended repairs was provided to the owner as a part of the final report.

Demolition

5th and Luzerne (Apex Hosiery Building) - The project involved the pre-and post-demolition assessment of an early 20th Century multi-story reinforced concrete structure. The purpose of the evaluation was associated with the adaptive reuse of the existing building into a remaining 3-story residential facility. The tasks include the review of the Site Safety Demolition plan and a structural evaluation of the north side of the building, which was constructed using the SMI system of smooth hoops of reinforcing bars.

Camden County Improvement Authority Baseball Stadium Demolition, Camden, NJ - Structural Engineer of Record responsible for the demolition bid plans of The Camden Riversharks stadium.

University High School, Philadelphia, PA - Structural Engineer of Record for comprehensive engineering services for early-phase activities related to the redevelopment of the site of the former University City High School. Pennoni prepared the demolition plans and specification bid documents, which were used for competitive bidding to demolition contractors. The documents included detailed structural demolition plans and specifications in accordance with recent new City of Philadelphia regulations, and state and local site demolition permitting documents.

Façade Investigations

10 Penn Center, Philadelphia, PA - Project Manager and Structural Engineer of Record for a façade investigation in accordance with the City of Philadelphia Property Maintenance Code PM 304.10 on the property located at 10 Penn Center in Philadelphia. The structure is a 27-story, approximately 305 feet tall, office building located on Market Street in Center City, built in 1979. The façade investigation was performed using industrial rope access techniques from the roof of the structure. The purpose of the investigation was to investigate and document the condition of the exterior façade and to report any unsafe conditions to the building owner. Recommendations were provided to the owner addressing all observed deficiencies and maintenance related problems.

29 North Vermont Avenue, Façade Collapse, Atlantic City, NJ - Project Manager and Structural Engineer of Record for the structural evaluation of existing brick veneer walls of a two-story structure for structural stability after the partial collapse of the brick veneer on one exterior wall. The remaining brick veneer walls were investigated for signs of deterioration and distress determine the location of any deficient conditions and the area of partial collapse was investigated to determine the probable mechanism of failure. Recommendations to prevent further deterioration and prevent future instability were provided in a report of inspection.

250 South 17th Street, Philadelphia, PA - Project Manager and Structural Engineer of Record for structural condition assessment of a deteriorated masonry façade. The project also involved the development of a report of investigation which included recommendations for repairs and the associated cost estimate. The investigation was performed in order to satisfy the requirements of City of Philadelphia Façade Ordinance.

1427 Vine Street Façade Repair, Philadelphia, PA - Project Manager and Structural Engineer of Record responsible for a façade investigation, material testing and subsequent recommendations for repair. The existing 100-year old 8-story structure exposed cast in place concrete columns and beams at the perimeter of the building. Brick and glass windows enclosed the openings created between the beams and columns.

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1920 Chestnut Street, Philadelphia, PA - Project Manager and Structural Engineer of Record for structural condition assessment of a deteriorated masonry façade. The project also involved the development of a report of investigation which included recommendations for repairs and the associated cost estimate. The investigation was performed in order to satisfy the requirements of City of Philadelphia Façade Ordinance.

Engine #50 - Emergency Inspection, Philadelphia, PA - Project Manager and Structural Engineer of Record for immediate services in response to emergency condition where unstable brick and terra cotta masonry was exposed at the parapet wall during roof replacement, including an investigation of the parapet wall condition, temporary remediation recommendations, and permanent parapet wall repairs. Following implementation of parapet wall repairs, a subsequent façade investigation was performed of the terra cotta veneer for two elevations of the structure. A report was provided that included documented observations, analysis of the deteriorated masonry, summary of the repairs performed, and recommendations for future repairs.

Goldtex Apartment Façade Design, Philadelphia, PA - Project Manager and Structural Engineer of Record for the structural design and detailing of prefabricated and panelized light gage metal panel cladding for an existing building.

Police Department Roundhouse, Philadelphia, PA - Project Manager and Structural Engineer of Record for an interior and exterior, site and façade condition assessment of the Philadelphia Police "Roundhouse" headquarters building. Existing structure is a 4-story building, framed with precast and post-tensioned concrete slabs and girders supported by interior precast columns and exterior precast façade panels. The façade condition assessment was completed using industrial rope access techniques over the course of several days before moving to the interior of the building to complete the visual assessment. The final report issued to the City included observations, analysis, conclusions and recommendations for the repair of any observed deficiencies.

School District of Philadelphia –Six (6) Philadelphia Schools, Façade Investigation, Philadelphia, PA - Project Engineer – Performed façade investigations of Fitzsimons Thomas High School, Kensington High School, Shoemaker High School, Barrat Middle School, Stanton Elementary School, and John B. Stetson Middle School. Visual and tactile examinations of selected areas on each façade were performed for the full height of each building. Damage and deterioration were recorded to see if there were any patterns in deterioration and to estimate repair quantities and locations of damages.

St. Bridget Church –Façade Investigation, Philadelphia, PA - Engineer of Record - Performed roof and façade investigation of St. Bridget Church. Investigations were done for a conditional assessment of the existing façade. Original concerns of the roof and façade were presented by another firm which were provided. Church façade and roof was assessed utilizing an aerial drone and a high lift. Site visits conducted included assessment and exploratory demolition at small, isolated instances. Visual observations were limited to readily accessible portions and exposed areas. In addition to observation, nine roofing core samples were taken for subsurface deterioration.

Firestation/Public Safety Facilities

Bayonne Fire Station, Bayonne, NJ - Project Manager and Structural Engineer of Record for the structural design of a new multi- story emergency service facility. The project was constructed using masonry, structural steel and cold- formed prefabricated steel roof trusses. The building was pile supported and

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included framed reinforced concrete pile supported slabs on grade. The Project also included pile supported multi-story training tower, emergency generator and sub-grade water storage tank.

Bryn Mawr Fire Station Apparatus Floor, Bryn Mawr, PA - Project Manager and Structural Engineer of Record for the structural investigation and development of the bid documents for the renovations of an existing fire station structure.

Engine Number Nine, Apparatus Floor, Philadelphia, PA - Project Manager and Structural Engineer of Record for the structural investigation and development of the bid documents for the renovations of an existing fire station structure.

Harrison Township Police Headquarters, Harrison, NJ - Project Manager and Structural Engineer of Record for the design of an approximately 14,000 square feet, 1-story, police headquarter for the Harrison Township Police Department. The structural design consisted of a wood bearing wall system with plywood sheathing spanning to wood roof trusses, a double story structural steel entrance lobby, masonry bearing walls at the cell block and a lateral system consisting of wood shear walls.

Foundations

Bridgeport Connector Sheet piling and Shoring, Bridgeport, PA - Project Manager and Structural Engineer of Record for the structural design of temporary excavation sheeting and shoring for a pipeline installation adjacent to Norfolk Southern Corporation's railroad line. Due to the proximity of bedrock to the excavation elevation three methods of shoring were used in order to overcome the various obstacles presented by the current site conditions. These three methods of excavation support included: a braced trench system of sheeting, walers, and struts; a one-sided tieback system comprised of sheeting, walers, and tiebacks; and a soldier pile and lagging system.

Higher Education

St. Thomas Aquinas College Academic and Administration Building, Sparkill, NY - Project Manager and Structural Engineer of Record for the structural design of a new multi-story administration and academic building, including a subgrade basement and mechanical attic area. The primary structural framing consisted of composite concrete slab and metal deck supported by composite steel beams. Lateral resistance was provided via reinforced concrete masonry shear walls. The complexity of the interior and architectural features required the introduction of multiple transfer beams. The foundation consisted of conventional shallow spread and continuous footings. An exterior grade mounted structural steel cooling tower dunnage frame was also provided as a part of the project.

St. Thomas Aquinas College, Wellness Center, Sparkill, NY - Project Manager and Structural Engineer of Record for the design, preparation of bid documents, and construction administration for a 2,300 SF addition to the existing Kraus Fitness Center. The gravity system is composed of open web steel joists, wide flange steel girders and columns, and reinforced concrete piers and footings. The lateral system utilized braced frames in one direction and moment frames in the other direction.

Industrial

FPLE HRSR Platform, Markus Hook, PA - Project Manager and Structural Engineer of Record for the structural design of new steel platforms at multiple elevations as required to provide access to existing pipe valves vital for plant operations. The new platforms connect to an existing pipe rack structure that was evaluated

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in order to assess the impact of new loads on the existing structure. Significant obstructions in the form of existing pipes and an adjacent machinery dictated that the geometry of the new platforms avoid any construction conflicts.

IEDCO Amgen Media Bag, Washington State - Structural analysis, certification and development of base connection details for the installation of new material handling machinery and various related industrial equipment.

IEDCO Bulk Bag Unloader, Bradely, IL 2012 - Structural analysis, certification and development of base connection details for the installation of new material handling machinery and various related industrial equipment.

IEDCO Equipment Supports, Social Circle Georgia - Project Manager and Structural Engineer of Record for the structural analysis, certification and development of base connection details for the installation of new material handling machinery and various related industrial equipment.

INVESTIGATIONS

AmQuip Crane, 11th and Locust, Philadelphia, PA - Structural condition assessment and analysis of existing sub-surface subway tunnel structures in urban environment as required to confirm imposed crane loads were not excessive. Developed report of investigation including recommendations for outrigger dunnage as required to distribute concentrated loads.

Anti-Terrorism Force Protection (ATFP) Study, Hanscom Air Force Base, Hanscom MA - The project involved an existing, approximately 110,000-square feet, 3-story, office building for compliance with the UFC anti-terrorism standards. A report outlining the building's compliance with these standards, and recommendations for two structural remediation options that could be utilized to bring the structure into compliance, where deficiencies were discovered, was provided.

Doane Academy, Burlington, NJ - Project Manager and Structural Engineer of Record for the structural condition assessment, analysis and report of several existing historic, timber, steel and masonry brick buildings. The results of the investigation enabled the repair and adaptive reuse of an existing educational facility.

East Barn Silo, Winterthur, DE - Project Manager and Structural Engineer of Record for the condition assessment, material testing and development of report of investigation for a deteriorated, historic concrete storage silo. The project also involved the development of a conceptual repair and replacement cost estimates.

Hershey Next Century Expansion, Hershey, PA - Project Manager and Structural Engineer of Record for the condition assessment, analysis and development of report of investigation and in situ load testing program for improperly fabricated precast concrete components.

I-76 Green Roof Structure, Philadelphia, PA - Project Manager and Structural Engineer of Record for the condition assessment, material testing and development of report of investigation for a deteriorated, cast-in-place and precast concrete framed structure located between I-76 and the Schuylkill River bulkhead. The project also involved the development of a conceptual repair and replacement cost estimates.

Industry City Roof Structure Evaluation, Brooklyn, NY - Project Manager and Structural Engineer of Record for the structural evaluation of the existing roof structures for the proposed mixed-use conversion of Buildings 2, 5, 9, 10, 19 and 20 at the referenced facility. The purpose of the structural evaluation is to determine the reserve load carrying capacity of the roof structures to enable the use of the tops of the buildings for green roofs, mechanical units, solar arrays and other similar proposed new uses.

Lambert Tower – Stair Repair, Paterson, NJ - Project Manager and Structural Engineer of Record for the design and documentation of repairs to a recently constructed steel framed stair inside of the stone walled Lambert Tower. Under an On-call contract with the Passaic County Engineer's office and in response to concerns over recently completed construction, I evaluated the structural condition of the new construction including a field inspection, analysis of available data, engineering plans and contractor submittals. Prepared plans and specifications for bidding purposes to correct structural deficiencies and provided construction phase services including engineering observation and inspection and testing by a certified welding inspector.

Naval Academy WWTP, Annapolis, MD - Project Manager and Structural Engineer of Record for a waste water treatment plant upgrade which included a new electrical distribution building, denitrification building, surge basin and influent pump station. The construction of the various buildings and structures included the design of metal stairs, precast post tensioned concrete, precast concrete building components, cast in place concrete conventional foundations, wide flange steel roof beams and foundations for PEMB structures.

Newark Water Storage Tank, Newark, DE - Project Manager and Structural Engineer of Record for the structural investigation of an existing deteriorated concrete water storage tank.

Nimitz Library, Annapolis, MD - Project Manager and Structural Engineer of Record for the structural condition assessment and material testing of deteriorated overwater, steel pipe pile supported reinforced concrete structure. Developed subsequent recommendations for repair and re- support of existing foundations and framing. Re-support structure included new piles, precast pile cap/beams and cast-in-place concrete beams.

OWN Charter School, Long Island City, NY - Project Manager and Structural Engineer of Record for the structural investigation of deteriorated concrete, façade and roofing at an existing 100- year old multi- story facility.

Philadelphia Police HQ Dunnage Repair, Philadelphia, PA - Structural condition assessment and analysis of existing deteriorated concrete dunnage that supported roof top cooling towers. Developed report of investigation including recommendations for the repair and re-support of the existing dunnage.

Philadelphia Regional Port Authority - Pier 80A, Philadelphia PA - The project involved a structural condition assessment of the existing wood bracing members spanning between the existing roof truss bottom chords at Pier 80A. Based on the field observations, a report documenting the observed deficiencies, and repair recommendations were provided to the PRPA.

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Philadelphia Regional Port Authority - Pier 82, Philadelphia PA - The project involved the evaluation of the existing roof framing at Pier 82, which consisted of steel purlins spanning between steel trusses, for the load induced by a new refrigerant piping system. To verify the as-built structural drawings, a site survey of the existing roof framing was conducted. A report was submitted that documented the structural evaluation and provided piping layout recommendations that could be utilized to avoid structural strengthening.

PhilaPort Pier 80A Roof Structures, Philadelphia, PA - Project Manager and Structural Engineer of Record for structural and roofing condition assessment of two existing roof structure systems at the Pier 80 Annex building. The purpose of the investigation was to determine the current condition of the two existing roof structure systems and to provide recommendations for addressing the current conditions to maximize the remaining service life of the structures.

SEPTA Norristown Transportation Center Parking Garage, Norristown, PA - Project Manager and Structural Engineer of Record for structural condition assessment to establish the baseline condition of the parking structure after 10-years of use.

SEPTA Frankfort Transportation Center Parking Garage, Philadelphia, PA - Project Manager and Structural Engineer of Record for structural condition assessment to establish the baseline condition of the parking structure after 10-years of use.

Stairwell Evaluation, Hanscom Air Force Base, Hanscom MA, (2016) - The project involved a structural investigation of the two, 3-story stairwell enclosure towers. The investigation was performed to identify the root cause of an observed separation between the stairwell wall and the building wall, which was concluded to be a result of foundation settlement over time.

Starwood Hotels & Resorts Liberty Title and Trust Building, Philadelphia, PA - Project Manager and Structural Engineer of Record for an interior condition assessment and façade investigation to assist a potential buyer of the property exercise due diligence for a potential renovation and adaptive reuse of the property. As part of our scope, Pennoni also completed an exhaustive review of several previously prepared reports and renovation drawings, including a report prepared in accordance with the City of Philadelphia Property Maintenance Code PM 304.10. A final report was provided to the buyer with additional observations and recommendations, as well as extensive commentary on the previous reports, including an analysis of cost estimates for recommended repair work.

United Water Clarifier, Pennsauken, NJ - Project Manager and Structural Engineer of Record for the structural investigation of an existing deteriorated concrete clarifier tank.

INVESTIGATIONS/RENOVATIONS

Amtrak Wilmington Shops, Wilmington, DE - Project Manager and Structural Engineer of Record for investigation to assess an existing affected structure in preparation for the design of the most economical approach to the adaptive reuse of an approximate 50-feet by 85-feet area of the framed floor.

Boeing Fitness Center Renovation, Ridley Park, PA - The project involved the design of a new fitness facility at Boeing's Ridley Park Campus. The design included structural supports for a new curtain wall along the buildings north elevation, modifications to the second-floor framing to accommodate a new elevator, and confirmation that the existing roof framing had adequate capacity to support a new mechanical unit.

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Boeing 86-307 Facility Renovations, Ridley Park, PA - The project involved the design of a new clean room housed inside Building 86-307. To determine an appropriate construction method for the space a report of investigation, which compared three construction methods based on feasibility, schedule, and cost, was submitted. Ultimately, the space was built using cold form metal framing; however, construction drawings for a structural steel solution with a walkable ceiling over the space for access was also developed.

Commerce Square Parking Garage, Philadelphia, PA - Project Manager and Structural Engineer of Record for a project that involved three different phases; Condition Assessment and Report of Investigation, Bid Documents, and Construction Administration. All three phases involved the investigation and repair of an existing sub-grade parking garage and loading dock constructed with composite concrete slabs and metal deck, and structural steel beams. The 4th and final construction administration phase starts in the fall of 2024.

Creighton Charter School, Masonry Façade Restoration, Philadelphia, PA - Project Manager and Structural Engineer of Record for the restoration of the masonry façade at the Creighton School and other related repairs to the exterior of the building per the Project Determination Report developed by the School District of Philadelphia (SDP). The scope included a full review of the building exterior and original building drawings, including selective demolition and/or probes to determine potentially hidden conditions. High reach equipment to complete the inspection, which covered 100% of the façade area.

Delaware Solid Waste Authority Buildings Numbers One and Two, Pine Tree Corners, DE - Project Manager and Structural Engineer of Record for a project that involved three different phases. Completed condition assessment, bid documents, and construction administration. Investigated and repaired two existing trash transfer buildings that were constructed with composite concrete slabs, metal deck, and structural steel beams.

Drexel University Chimney Repair, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design and detailing for stabilization repairs at the historic Drexel University Main Building. The repairs included repointing, rebuilding and patching of brick masonry and terra cotta units.

ETS Chauncey Conference Center Dining Room Princeton, NJ - Project Manager and Structural Engineer of Record responsible for condition assessment of reported excessive vibrations of the floor that supports a second-floor dining room. The vibration of the floor was reported during a holiday party. An analysis of the existing floor construction was assessed to determine if the structural framing had adequate strength, met Code required deflection criteria, and performed an analysis of the floor vibration characteristics.

ETS Chauncey Conference Center 2012 Renovations, Princeton, NJ - Provided design and construction administration services for the renovation and expansion of the existing ETS Chauncey Conference Center facility. The renovation of the existing conference center included several items, including a new 80 feet long by 40 feet wide glue-laminated wood porte cochere with hollow structure steel girders and columns, new structurally independent steel beam and column supported bar expansion, various wood framed sidewalk canopies and a new two-story attached substation supported with cold-formed metal framing, CMU bearing walls and precast prestressed concrete floor. In the same area, existing load bearing walls were removed and re-supported as required, included clear spanning and reinforcing existing vertical load carrying elements for the increased tributary area as well as introducing new girders and columns to transfer the loads to the existing foundations.

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FS Edmunds Elementary School, Philadelphia, PA - Project Manager and Structural Engineer of Record responsible for preparing construction repair documents and providing construction phase services for five existing deteriorated stairs at the FS Edmonds Elementary School.

Harford Community College Edgewood Hall, Renovation and Expansion, Bel Air, MD - Project Manager and Structural Engineer of Record responsible for construction documents for addition to the north and south side of Edgewood Hall. The addition was required to support a roof dead and live load of 20-lbs per SF.

JHN Parking Structure, Philadelphia, PA - Project Manager and Structural Engineer of Record for the investigation and subsequent development of permanent shoring beam supports of a 6-story Filigree and steel beams framed parking structure. The NDE portion of the investigation used Magnetic Flux Leakage technology to locate unseen and hidden strand corrosion.

Hamilton Building Parking Garage, Philadelphia, PA - Project Manager and Structural Engineer of Record for the investigation and subsequent development of the renovation bid documents for the repair of a Filigree framed, subgrade parking structure.

Hooper Avenue Pedestrian Bridge and County Complex, Toms River, NJ - Project Manager and Structural Engineer of Record for the investigation and subsequent development of the renovation bid documents for the repair of the masonry façade for the pedestrian bridges, Hub Building, Peer Building, and stair towers #1 and #2 at the parking garage.

NAVFAC Building 33 Fire Damage Repairs, Norfolk VA - The project involved a structural condition assessment to evaluate the structural integrity of the existing roof framing at Building 33 after a fire event. The existing framing consisted of wood sheathing spanning between wood purlins, which in return framed to wood rafters spaced at eight feet on center between wood roof trusses. Based on the site assessment, repair bid documents to remediate observed section loss at the wood rafters, purlins, and areas of the sheathing due to the fire event were developed.

NAVFAC Hanger 111, Virginia Beach, VA - Structural Engineer of Record for modifications to Hanger 111, an airplane hangar located on Oceana Naval Air Station, to support a new fire suppression system. A new below slab trench system was also designed and the capacity of the existing roof framing, which consisted of open web steel joist spanning between structural steel trusses, to support new piping was confirmed. Additionally, a structural condition assessment to evaluate the structural integrity of the existing roof framing located above the roof was performed. Based on the site assessment, repair documents to remediate the observed section loss caused by moisture intrusion at the structural steel stays located above the roof were developed.

NAVFAC Loading Arm Modifications, Norfolk VA - The project involved the evaluation of an existing concrete mat, supported by pre-stressed, precast concrete piles, for the load imposed by three new marine loading arm that replaced the three existing marine loading arms. As part of the project a condition assessment to identify any potential structural deficiencies was performed. A report to documenting the field observations, subsequent structural evaluation, and repair recommendations was submitted to NAVFAC.

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Newark Arts and Technology High School Buildings, Newark, NJ - Project Manager and Structural Engineer of Record responsible for the structural investigation and development of the renovation bid documents for two separate multi-story educational buildings that were exhibiting severe masonry deterioration.

Newark Arts High School Building, Newark, NJ - Project Manager and Structural Engineer of Record for structural strengthening and renovations associated with HVAC and stage rigging and lighting upgrades at an existing performing arts theatre.

NIMC Parking Garage, Washington DC - Project Manager and Structural Engineer of Record for condition assessment and material testing as a part of the investigation of a 1,225 SF space, deteriorated, existing three-story precast and post-tensioned concrete parking garage. Project included developed of report of investigation including recommendations for repairs, the development of repair bid documents and conceptual parking and structural pricing documents for a proposed new five-story 2,000 space parking garage.

Penn Treaty High School, Philadelphia, PA - Project Manager and Structural Engineer of Record for the investigation, preparation of construction repair documents and construction phase services for of deteriorated parapets and ornamental limestone/cast stone façade elements above the front of the building (including the four turrets, all four sides of the upper floor, and the stone at the front of the building down to the fourth-floor level) discovered during a boiler replacement at the referenced facility.

Philadelphia Fleet Maintenance Garage 134, Philadelphia PA - Structural Engineer of Record and Project Manager for a concrete investigation and repair project for a one-story maintenance garage in Philadelphia. Pennoni first performed a condition assessment of a portion of the supported garage floor. Concrete testing was performed to determine the condition of the existing concrete and the extent of the deterioration. A report was issued to the City documenting observations, analysis, and recommendations for repair of the floor slab. Finally, bid drawings were prepared for the City to perform the repairs that were recommended in the report including a waterproof coating to protect the slab from further deterioration.

Philadelphia Fleet Maintenance Shop 258, Philadelphia, PA - Project Manager and Structural Engineer of Record for structural and roofing condition assessment and analysis for an existing maintenance garage parking deck and roof. The purpose of the analysis was to determine the source of the ongoing deterioration. In addition to the assessment an analysis of a typical joist and supporting beam was conducted based on the results of exploratory demolition that was required to expose a portion of the embedded reinforcing in the same typical parking deck framing members.

Pollock School, Philadelphia, PA - Project Manager and Structural Engineer of Record for responsible for investigation of existing conditions to existing retaining wall determine possible causes for wall displacement, and developed a solution to eliminate factors contributing to the wall displacement.

Quaker Bridge Mall Cooling Tower, Lawrenceville, NJ - Project Manager and Structural Engineer of Record for investigation, analysis and subsequent development of bid documents for the replacement of an existing deteriorated multi-level cooling tower support frame. The project also involved an analysis and strengthening of the existing supporting roof structure as required to support the new heavier cooling tower equipment.

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Richmond Elementary School, Philadelphia, PA - Project Manager and Structural Engineer of Record for investigation, preparation of construction repair documents and construction phase services for deteriorated façade, play area slabs and structure, and fire towers. The existing building was constructed using cast-in-place concrete consisting of one-way slabs, beams and columns. Above the cafeteria, steel beams embedded in concrete clear span the outdoor play area above, which supports an IRMA (inverted roof membrane assembly) system. At the sides of the cafeteria, a unique translucent glass waffle slab type construction supported the same play area above. The exterior façade consisted of brick masonry with limestone fenestration and other ornamental components. The fire towers were constructed with cast-in-place concrete exposed to the elements via windows containing open iron grillage.

Seaview Marriott Roof Replacement and Kitchen Restoration, Galloway, NJ - Project Manager and Structural Engineer of Record for the investigation, analysis and subsequent development of bid documents for the replacement of an existing roof framed with prefabricated wood trusses that were deteriorating as a result of fire retardant treatment chemicals. The project also involved the investigation, analysis and subsequent development of bid documents for the replacement of an existing deteriorated concrete slab and steel beam framed kitchen and food preparation floor.

SAP Motor Court and Loading Dock Tunnel, Newtown Square, PA - Project Manager and Structural Engineer of Record for the structural condition assessment of a loading dock tunnel structure 20,000 square feet in area. Observed damage that occurred from previous water ingress through the structure. Provided repair recommendations with an engineering estimate of the probable construction costs for the repairs.

SEPTA 8th Street and 15th Street, Vertical Transportation, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design of supports for new escalators and elevators for two locations along Philadelphia's Market-Frankford subway line. The escalators required new independent wide flange column supports and lateral bracing at both locations. The elevators required close coordination with the manufacturer to select an appropriate hydraulic elevator support system. The project also included partial elevator pit demolition and reconstruction, and the design and detailing for a new mechanical room.

SEPTA Margaret, Orthodox Station, Philadelphia, PA - Division Manager for the structural rehabilitation of an existing, elevated railway station in order to mitigate the effects of long-term deterioration. The project also involved the addition of new elevators and a pedestrian overpass as required to satisfy current ADA codes and regulations. The station is to remain fully operational during construction, which required the design of numerous temporary structures and careful planning in construction sequencing.

SEPTA South Street Station, Philadelphia, PA - Project Manager and Structural Engineer of Record for the structural investigation and development of the bid documents for the renovations of a structural steel pedestrian stair.

Sherman Mills Facility, Philadelphia, PA - Pennoni was also involved with the structural condition assessment of six other structures associated with the historic property which were part of a mill complex that was more than likely constructed in the late 1800's to early 1900's, and had been converted into a mixed-use facility that included residential apartments, and commercial and industrial spaces within the last 15 to 20 years. A portion of one of the buildings was exhibiting structural distress. The extent of section loss at the bases of several of the timber columns below the basement slab on grade was extensive and in some cases appeared to have resulted in little to no end bearing of the column on top of the footing. At these same locations, it appeared that the 3x12 side plates that were through bolted on each side of the columns were supporting

not only the first-floor beams but also the building column above. The bases of the 3x12's rested on the slab on grade immediately adjacent to the edge of the hole in the slab that had been previously occupied by the deteriorated building column base. In addition, these same 3x12's exhibited significant insect damage and moisture related deterioration. This condition appeared to be very precarious and in danger of immediate collapse.

South Jersey Port Corporation Broadway Terminal Pier 5, Camden, NJ -Project Manager and Structural Engineer of Record for repair of approximately 50-feet of a damaged concrete cap and timber guard log associated with an existing sheet pile bulkhead

Stone Harbor Bay Club Condominiums, Stone Harbor, NJ - Project Manager and Structural Engineer of Record for the investigation, preparation of construction repair documents and construction phase services for deteriorated steel building columns and framed elevated pool support structure.

Tioga Port Facility, Philadelphia, PA - Project Manager and Structural Engineer of Record for field investigation, analysis, and subsequent development of repair bid documents for the Tioga Marine Terminal warehouse facilities. Construction documents were developed for the repairs of both the Tioga I (300,000 SF) and Tioga II (90,000 SF) warehouses as well as the construction of a new pump house. The project also involved the structural analysis of an existing PEMB to determine the load carrying capacity of the superstructure frame.

University Barge Club, Philadelphia, PA - Structural Engineer of Record for investigation and repair, along with roofing and historical architect subconsultants, performed an investigation of The University Barge Club 1871 building, with original supporting roof and existing overbuild roof, for the purposes of developing structural, ventilation and roofing renovation reports, the recommendations of which became the basis of construction documents. The building, located in the heart of Boat House Row on Kelly Drive, includes both sloped and flat roof areas in which the attic areas between the top of the existing original supporting roof and the underside of the existing overbuild roof are accessible. The second phase of the project included the preparation of construction documents for UBC 1871 in order to secure bids and to obtain the required Permits for the proposed repair work recommended by Pennoni's previously prepared reports.

Wallington Storage Facility, Wallington, NJ - Project Manager and Structural Engineer of Record for the structural condition assessment of a partial floor beam collapse at an existing storage facility. Developed report of investigation including recommendations and details for repairs. Also assisted contractor with installation of shoring tower at a deterioration column.

K-12 EDUCATIONAL FACILITIES

Camden Bonsall Elementary School, Camden, NJ - Project Manager and Structural Engineer of Record for condition assessment of a 1996 addition to the Camden Bonsall Elementary School. Determined what deleterious mechanisms contributed to observed deteriorations of the structure.

Paul IV High School, Arlington, VA - Project Manager and Structural Engineer of Record for the design of a 235,000-square feet high school campus for the Arch Dioceses of Arlington. The structural design of the facility consisted of composite slab on metal deck supported by composite steel beams for the floor framing, metal deck supported on open web steel joist for the roof framing, and a lateral force resisting system consisting of braced frames.

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Solis Cohen Elementary, Philadelphia, PA (2015) - Project Manager and Structural Engineer of Record for the condition assessment and emergency repair of an existing elementary school framed first floor. Generated final report which concluded that severe deterioration of existing precast concrete joists rendered the cafeteria and main lobby unsafe. Subsequent repair bid documents were produced, and construction phase services were also provided.

LIBRARY

Cliffside Park Library Addition, Cliffside Park, NJ - Project Manager and Structural Engineer of Record for the structural design of an addition and structural renovations at an existing library facility.

Haddonfield Library Addition, Haddonfield, NJ - Project Manager and Structural Engineer of Record for 3 story addition to an existing library that contained upgrade stairs, elevators and additional storage space. The addition consisted of steel beams, HSS steel columns and composite slab on metal deck. Lateral support was afforded via moment frames in each orthogonal direction. The project also included scope for the renovation of the historic existing library structure, including new masonry openings and infilling of abandoned stair and dumbwaiter openings.

Saddle Brook Library Addition, Saddle Brook, NJ - Project Manager and Structural Engineer of Record for the structural design of a one-story addition to an existing library. Raised first- story structure was required to elevate new building above adjacent flood plain.

South River Library Addition, South River, NJ - Project Manager and Structural Engineer of Record for the structural design of an addition and structural renovations at an existing library facility.

LUXURY RESIDENTIAL

Adelson Residence – New Construction, Loveladies, NJ - Project Manager and Structural Engineer of Record for 10,000 square foot beach front private residence with an estimated construction value of three million dollars. The house is supported on ten-inch diameter, ten-ton capacity wood piles married to concrete pile caps and grade beams at the ground floor. The pool and associated deck are supported by two-way concrete slabs.

Diaz Residence – New Construction, Long Beach, NJ - Project Manager and Structural Engineer of Record for 6,000 square foot beach front private residence with an estimated construction value of 2.1 million dollars. The house is supported on 10-inch diameter, 10-ton capacity wood piles married to concrete pile caps and grade beams at the ground floor. A combination of wood bearing walls, steel columns and beams, and wood TJI floor joist composes the house superstructure. Innovative architectural features dictated the use of larger steel beams at prominent (20 foot plus) cantilevers. A pool and associated deck were designed to be supported by two-way concrete slabs.

Galman Residence – New Construction, Longport, NJ - Project Manager and Structural Engineer of Record for 11,000 square foot beach front private residence with an estimated construction value of 3.6 million dollars. The house is supported on 10-inch diameter, 10-ton capacity wood piles married to concrete pile caps and grade beams at the ground floor. A combination of wood bearing walls, steel columns and beams, and wood TJI floor joist composes the house superstructure. Innovative architectural features dictated the use of larger steel beams at prominent (20 foot plus) cantilevers. A pool and associated deck were designed

to be supported by two-way concrete slabs. An alternate scheme that involved converting all wood bearing walls to concrete was also included in the construction documents.

MEP UPGRADE

Chester County Courthouse Mechanical Upgrades, West Chester, PA - Project Manager and Structural Engineer of Record for the investigation, analysis and subsequent development of bid documents for the strengthening of existing exterior dunnage and interior equipment support frames associated with the mechanical upgrades at an existing historic building.

Gloucester Township Board of Education Ann Mullen Middle School, HVAC Improvements, Gloucester Township, NJ - Project Manager and Structural Engineer of Record for HVAC improvements in Ann Mullen Middle School which required the evaluation of existing structures for the superimposed weight of new mechanical equipment.

Newark Airport Chiller Replacement, Newark, NJ - Project Manager and Structural Engineer of Record for the design of a pile supported foundations for a new large mechanical chiller. The project involved a considerable amount of construction coordination and redesigned that was associated with the discovery of numerous unforeseen subgrade obstructions and structures.

NJIT FMH, Newark NJ - Project Manager and Structural Engineer of Record for modifications to the existing College of Engineering Building, located on Rutgers campus, to accommodate new MEP systems. The structural design included four (4) vertical structural steel tower frames, which were placed adjacent to the existing façade, extending up the full height of the building, to support duct work. The design also included structural steel dunnage to support four (4) new air handling units and one (1) new generator.

NEAR SHORE MARINE

City of Philadelphia, 101 Diagonal Blvd - Sheet Pile Wall, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design and documentation of an approximately 320-foot long sheet pile retaining wall designed to resist retained soil and protect existing 16" diameter water mains.

Ellis Island Gangway, New York, NY - Project Manager and Structural Engineer of Record for the construction of a new gangway connecting a barge to the new ferry building on Ellis Island. The project consisted of the design of the fifth wheel and associated connections on each side of the gangway, coordination with the prefabrication designers, and the strengthening of the existing walkway to support the load.

Longport Condo Bulkhead, Longport, NJ - Project Manager and Structural Engineer of Record for the condition assessment and development of report of investigation for damaged and deteriorated bulkhead and seawall. The project also involved the development of a conceptual bulkhead replacement design for the purposes of developing a cost estimate.

Pearl Street Bulkhead, Camden, NJ - Project Manager and Structural Engineer of Record for the design and construction of a 310 feet long sheet pile retaining wall with concrete curb/ cap designed to resist AASHTO TL-4 impact load in addition to retained soil.

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Penn Terminals, Eddystone, PA - Division Manager for the investigation of an existing deteriorated cellular cofferdam wharf facility. Project involved the success rehabilitation of the existing steel sheeting.

Schuylkill River Development Corporation Schuylkill River Trail, Philadelphia, PA - Structural Engineer of Record for assessment of an exposed and readily accessible portion of an existing structure above mean high water level. This underwater inspection was conducted in accordance with ASCE Standard Practice of Underwater Investigation.

PARKS

Franklin Paine's Park, Philadelphia, PA - Project Manager and Structural Engineer of Record for the structural design of a multitude of reinforced concrete stairs, ramps, retaining walls, and other skating elements for a new four-million-dollar skateboarding park located along the banks of the Schuylkill River near the Art Museum in Philadelphia, Pennsylvania. In addition, a steel and cedar timber framed trellis was designed for an enhanced, raised lookout over the city skyline.

Wissahickon Pedestrian Bridge, Philadelphia, PA - Based on the recommendations of a Report of Investigation dated 5/10/2013 prepared by Pennoni concerning the referenced project, the Client opted to demolish and remove the existing pedestrian bridge, repair the existing concrete abutments and replace the existing pedestrian bridge in like kind. In order to prepare bid documents for the replacement bridge, a topographic survey performed to obtain field dimensions and elevations of the existing conditions. The repair of the existing abutments required an additional field investigation in order to identify areas of the existing abutment immediately adjacent bike path that required repair. As a result of all of the investigation effort, repair and replacement bid documents were submitted to the City.

PEER REVIEW

Brooklyn Nets Facility, Industry City Roof Structure Evaluation, Brooklyn, NY - Project Manager and Structural Engineer of Record for a project that involved significant renovations to the existing 8th floor and roof of Building 19. In addition, a portion of the existing roof was removed and replaced with a new higher clearspan roof over two proposed basketball courts. The proposed project also included an enclosed parking structure at the ground floor level. Pennoni's involvement with this project included a professional opinion on the structural impact of the proposed renovations on the existing 8th floor, roof and lateral stability of the building via a review of the structural design that will be provided by others.

PHARMACEUTICAL

Bayer Pharmaceutical – Office Building Addition, Cleveland, TN - Project Manager and Structural Engineer of Record for the structural design of a new approximately 30,000 square foot two story office and production facility connected via a covered walkway to an existing facility at the Bayer Cleveland campus. The structure consisted of composite steel floor construction, open web steel joist roof construction and concentrically braced steel frames. Challenges include the design of cantilevered concrete retaining walls around 3 sides of the building, the support of several pieces of relatively heavy roof top mechanical equipment and the support of a louvered screen walls around the same.

GSK – Building 40A GMP Warehouse, Upper Merion, PA - Project Manager and Structural Engineer of Record for the structural design of a new approximately 65,000 square foot three story office and storage warehouse connected via an elevated and covered bridge to the existing B40 facility at the GSK Upper Merion Campus. The structure consisted of composite steel floor construction, open web steel joist roof

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construction, and concentrically braced frames. The ground floor was designed with 15-foot-tall cantilevered concrete retaining walls support 350 PSF surcharge rack pallet storage loads in order to fit the building in a heavily sloped site. Additional project challenges included the design of a flammable material storage room, support and infrastructure for a -43 degree F walk-in freezer, and the support of an accessible green roof above the warehouse storage areas.

PRE-ENGINEERED METAL BUILDING (PEMB)

Haverford Township Maintenance Garage, Haverford, PA - Project Manager and Structural Engineer of Record for the structural design of a new single story, 6,700 SF maintenance PEMB and foundation. The facility included vehicle service pits, a 1,000 SF mezzanine and an overhead bridge crane.

Hueber Launch Warehouse, Marcus Hook, PA - Project Manager and Structural Engineer of Record for new pile supported foundation for a pre-engineered metal building (PEMB) warehouse and office facility, which included a mezzanine and gantry crane. The maximum uniform design floor loading in the warehouse portion of the building was 250 PSF.

NAVFAC Carderock Replacement Coatings Lab, Bethesda, MD - Project Manager and Structural Engineer of Record for the development of the structural design and details for foundation design/build bridging documents for PEMB manufacturing facility located in Bethesda, Maryland, including storage mezzanines for the US Navy. Structural design included a new single story, 6,700 SF maintenance PEMB and foundation. The facility included vehicle service pits, a 1,000 SF mezzanine and an overhead bridge crane.

PUBLIC/PRIVATE NEW CONSTRUCTION

BEP Exterior Physical Barrier Replacement, Washington D.C. - The project involved the documentation of seven (7)-new security barriers at the Bureau of Engraving. Tasks included coordination with the barrier vendors to select the appropriate products, and the development of structural solutions to support the impact forces imparted from the barriers onto the existing steel framed parking structure.

Bricktown Plaza, Long Island, NY - Project Manager and Structural Engineer of Record for the design of an approximately 103,000-square feet, 2-story, mixed use building that houses retail on the ground level and a cinema theater on the second level. The structural design consisted of a composite slab on metal deck spanning to steel beams for the floor framing, metal deck spanning between open web steel joist for the roof framing, and a lateral system consisting of braced frames.

Burlington Buildings, Burlington NJ - Project Manager and Structural Engineer of Record for the design of an approximately 5,000 square feet, 1-story retail space for Verizon. The structural design consisted of a masonry bearing wall system with metal roof deck spanning to open web steel joist roof framing, and a lateral system consisting of masonry shear walls.

CHOP Boardwalk and Bridge, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design and documentation of a new timber pedestrian boardwalk and adjacent concrete and steel framed vehicular bridge. Both structures were supported on deep foundations.

Coatesville Train Station, Coatesville, PA - Project Manager and Structural Engineer of Record for the design of a new train station for Amtrak. The structural design included two (2) approximately 2,500-

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square feet, 2-story, train stations, two (2)-structural steel canopies, a structural steel portico, and a cast in place concrete train platform with ramp.

Fazzio Steel Fabrication Facility, Howell, NJ - Project Manager and Structural Engineer of Record for a 121,800 square feet (SF) warehouse and adjacent 43,500 SF crane building for a total of 165,300 SF. The foundation design included provisions for a future expansion of both buildings. The building structures were conventionally steel framed with precast concrete exterior walls, and a fire rated wall separating the two building uses

Flight Safety Stair and Cabin Trainer Building, Teterboro, NJ - Conceptual structural design of flight training simulator facility. Developed structural pricing documents for the equipment rooms, training classroom, administration spaces and foundations.

Franklin Transportation Center Building, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design of a new one-story administration center for SEPTA.

GSK Biopharm Warehouse, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design of a new two-story warehouse and distribution center.

Harrison Police Department Building, Harrison, NJ - Structural Engineer of Record for the design of a police headquarters in Harrison Township, New Jersey. In addition to designing the structural elements, the project also included coordination with the architectural and MEP disciplines, preparation of contract drawings and specifications at various phases, and construction administration services such as shop drawing review, RFI responses, site observation visits, and contractor coordination.

IRC ECC Site Security, Kearysville WV - The project involved the documentation of one (1) new security barrier and (3)-new security fences at the IRC ECC Consolidation. Tasks included coordination with the security consultant to select the appropriate products, and the development of structural drawings to outlined the structural design requirements at each security fence type.

Presbyterian Homes, Washington Township, NJ - Project Manager and Structural Engineer of Record for the design of 183,180 square feet, two and three story assisted living and skilled nursing facility. Materials of construction included concrete slabs on composite open web steel joists for the floor framing, prefabricated wood roof trusses and loadbearing masonry and light gage metal stud walls.

SEPTA – 103 Victory Ave Administration Building, Upper Darby, PA (2016) - Project Manager and Structural Engineer of Record for the design of an approximately 13,600-square feet, 2-story, Administration Building. The structural design consisted of a masonry bearing wall system with composite slab on metal deck supported by steel beams for the floor framing, metal deck supported by open web steel joist for the roof framing, and a lateral system consisting of masonry shear walls.

SEPTA - 103 Victory Ave PEMB Shops Building, Upper Darby, PA (2016) - Project Manager and Structural Engineer of Record for the design of an approximately 33,200-square feet, 2-story, PEMB Shops Building. The structural design included the foundation and the documentation of the structural design criteria to ensure that the PEMB building was constructed per the current code and architectural requirements.

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SEPTA Frankford Transportation Center, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design and preparation of bid documents for a new 20,000 SF SEPTA transportation center. The building is composed of load bearing reinforced masonry walls, open web steel joists, and steel girders and HSS columns. The project involved the usage of Factory Mutual design criteria.

University of Pennsylvania Health Systems, Pedestrian Bridge, Philadelphia, PA - Project Manager and Structural Engineer of Record for the design and coordination of a new pedestrian bridge between two existing hospital buildings at the University of Pennsylvania, the Perelman building and Silverstein Pavilion. The project scope consisted of the coordination of a new pre-fabricated pedestrian bridge to connect into an existing two-span bridge, the demolition of one span of the existing bridge, and the subsequent required strengthening of the remaining portion of the existing bridge. The design work included the strengthening of the existing bridge at new Vierendeel panels, strengthening the existing bridge after the two-span continuity was removed, and the foundation support design of the new structure.

RELIGIOUS

St. Mark's Cathedral and Assembly Hall, Teaneck, NJ - Structural Engineer of Record for the design of a new, 15,000 S.F. Assembly Hall and gymnasium, as well as a 12,000 S.F. Cathedral composing the new St. Mark's Syriac Church complex in Paramus, New Jersey. The design of both building structures included concrete foundation walls, spread footings, slabs-on-grade, structural steel columns and beams, open-web steel joists, long-span steel trusses, concrete slabs-on-metal deck, structural steel moment frames, and structural steel braced frames.

ROOFING

Building B157 Roof Replacement, New Boston Airforce Station, New Boston NH - The project involved the evaluation of the existing roof framing at Building B157 for the weight of a newly proposed roofing system. To evaluation was based on existing structural drawings which were first confirmed with the as-built conditions.

SOLAR

FedEx Newark Liberty International Airport Solar, Elizabeth, NJ - Project Manager and Structural Engineer of Record for structural condition assessment and analysis of multiple existing distribution buildings for the support of a new solar PV arrays. Developed reinforcing details to strengthen roofs with insufficient reserve capacity and methods of connection to the existing structure.

Lincoln Financial Field, Philadelphia, PA -Project Manager and Structural Engineer of Record for the structural analysis and design of existing structural steel stadium to assure the safe installation and support of horizontally roof and vertically wall mounted solar PV panel arrays. The project also included a similar structural design and analysis effort with the installation and support of 2 KW and 4.5 KW wind turbines.

Manchester Airport Solar, Manchester, NH - Project Manager and Engineer of Record for the investigation, analysis and documentation for the support of carport canopy style photovoltaic arrays on top of an existing precast concrete and steel parking structure. Several different details were developed for various geometrical arrangements due to the grid of the canopy frames being misaligned with the layout of the precast concrete double tee webs.

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Nexus Solar PV Arrays, Aberdeen, NJ - Project Manager and Structural Engineer of Record for the design, documentation and CA tasks for five solar projects located at various sites throughout the Township of Aberdeen, New Jersey. Each site varied in scope, but design tasks generally included preparing a letter report documenting the analysis of existing structures to support the additional weight of roof top solar arrays, helical foundation pile design for ground mounted, Unirac "ISYS" solar arrays, various concrete and elevated steel equipment pads and platforms and finally thorough review of solar carport manufacturer's Basis of Design and calculations.

RAI Solar Installations, Multiple Locations, NJ - Project Manager and Structural Engineer of Record for the structural investigation of multiple existing buildings for the installation of roof top solar PV arrays. Provided permit documents for the installation of the proposed arrays including strengthening of the existing roof structure if required.

SolarWall Installations: McGuire- Dix Air Force Base, Lakehurst, NJ; Portsmouth Naval Yard, Kittery ME; DLA Facility, Susquehanna, PA; Stewart ANG Base, Newburgh, NY; Fort Bragg, NC; Fort McCoy, WI; Joint Base Lewis McChord, Tacoma, WA; Yakima Training Center, Yakima, WA; Idaho National Laboratory, WA; Letterkenny Army Depot, Chambersburg, PA - Structural Engineer of Record for the analysis and design of a proprietary light gage metal solar trombe wall system installed to the exterior cladding of existing buildings. Developed section properties for custom light gage shapes.

St. Catherine Solar, Middletown, NJ - Structural condition assessment and analysis of existing as-built roof structures for the support of a new solar PV array. Developed reinforcing details to strengthen roofs with insufficient reserve capacity.

Swan Creek Solar Installations, Multiple Locations, NJ - Project Manager and Structural Engineer of Record for the structural analysis of a number of different existing commerce and educational buildings to assure the safe support of roof mounted solar PV panel arrays. The project also included strengthening of portions of the existing roofs to enable the installation of the panels.

World Pack Solar, Gloucester, NJ - Project Manager and Structural Engineer of Record for the investigation, analysis and documentation for the support of a 690-kW roof top ballasted photovoltaic array on top of an existing 100,000 square foot food storage warehouse located in Gloucester New Jersey. The project involved strengthening repairs of existing wide flange steel girders and additional miscellaneous repairs of the structure in order to support the weight of the ballasted solar system. The project scope also included the design and documentation of a complete roof replacement prior to the solar system installation, including repairs to the existing roof for energy code compliance and also to provide improved slope for drainage.

THEATRE

Bricktown Plaza Movie Theatre, Staten Island, NY - Project Manager and Structural Engineer of Record for the structural design of a two story, free standing multiplex movie theatre. The building housed multiple theatres above a lower level health club. The structure also included a projection mezzanine level.

Movie Tavern Theatre, Syracuse, NY - Project Manager and Structural Engineer of Record for the structural design of a one-story, free standing multiplex movie theatre. The building housed multiple theatres. The structure also included a projection mezzanine level.

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Regal Lynbrook 13 Movie Theatre, Hempstead, NY - Project Manager and Structural Engineer of Record for the structural design of a two story, free-standing multiplex movie theatre. The building housed a total of 13 theatres on two floors with a total area of approximately 65,000 SF. The structure also included projection mezzanines on both levels.

Regal Moorestown Movie Theatre, Mooresville, NJ - Pennoni Associates provided structural engineering services for the design of a new, 75,000 S.F. movie theater located at the Moorestown Mall in Moorestown, NJ. Design of the building structure included concrete foundation walls, spread footings, slabs-on-grade, structural steel columns and beams, open-web steel joists, concrete on metal form deck, light-gage bearing walls; masonry shear walls, and structural steel braced frames. The new structure of the movie theater was located directly adjacent to the existing mall structure, meaning new columns adjacent to the existing mall had to be located on existing footings, with the baseplates for these new columns designed to accommodate the existing conditions. Additionally, new foundations adjacent to the existing mall had to be coordinated with existing foundations and utilities. Additional challenges encountered during the design included numerous slab-on-grade elevation changes to create stadium seating; a vibration sensitive mezzanine supporting projection equipment; tension-only braced frames to minimize brace sizes to fit within narrow partition walls; and special joist designations for heavy rooftop mechanical loads and snow drift;

WATER RESOURCES

Cheyney State University WWTP, Cheyney, PA - Project Manager and Structural Engineer of Record for the design, documentation and construction administration for the construction of a new waste-water treatment plant. The design included precast prestressed concrete process buildings and tanks.

East Goshen Municipal Sequencing Batch Reactor Tank #2, East Goshen, PA - Structural Engineer of Record for the investigation of a batch reactor tank. The purpose of the investigation was to compare the conditions of Tank #2 to the observations, analysis and conclusions and recommendations of the previously inspected tank. Only the interior of the tank was observed.

Navy Annapolis WWTP, Annapolis, MD - Project Manager and Structural Engineer of Record for the design, documentation and construction administration of a waste-water treatment plant upgrade which included a new electrical distribution building, denitrification building, surge basin and influent pump station. The construction of the various buildings and structures included the design of metal stairs, precast post tensioned concrete, precast concrete building components, cast in place concrete conventional foundations, wide flange steel roof beams and foundations for PEMB structures.

Morrisville Pump Station, Morrisville, PA - Project Manager and Structural Engineer of Record for the design and preparation of bid documents for a new one-story pump station building. The building is composed of load-bearing reinforced masonry walls and pilasters, prefabricated wood roof trusses, and shallow foundations.

Affiliations

American Institute of Steel Construction
American Society of Civil Engineers, Fellow
Construction History Society of America
Delaware Valley Association of Structural Engineers

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Institution of Structural Engineers,
International Scientific Committee on the Analysis and Restoration of Structures of Architectural Heritage
National Council of Examiners for Engineering and Surveying, Record Holder
National Council of Structural Engineers Association
National Trust for Historic Preservation, Contributing Member
Structural Engineering Institute, Fellow/ Charter Member
National Association of Forensic Engineers, Associate

Speaking

- ASCE/SEI 2006 Structures Congress
Project Specific Peer Review Guidelines – May 2006
- Georgia Southern University; Statesboro, GA School of Civil Engineering Technology
Adjunct Professor: CET 363 Structural Analysis - McCormac, 4th Edition - 1992
- PDHonline.org; Herndon, VA - 12/99 to Present
Course Instructor: Developed 36 online continuing education courses for licensed engineers and architects for compliance with professional licensing requirements. List of courses available upon request.
- Lehigh University - 2008-2009
School of Civil Engineering Masters of Structural Engineering Program
Adjunct Professor: CEE 417 Design Project II
- ASCE and ACEC/CASE
Continuing Education Program Webinars - 2010 to Present
Course Instructor: Antiquated Structural Systems, Fire Walls, Petrographic Analysis, Curtainwalls, Forensic Structural Engineering
- Manhattan College
School of Civil & Environmental Engineering
CIVG 510 Restoration of Historic Buildings: Discovery, Design and Execution.
Guest Lecturer: Antiquated Structural Systems - April 2013
- Drexel University Department of Civil, Architectural and Environmental Engineering
CIVE T780 Forensic Structural Engineering - May 2016
Guest Lecturer: Investigation, Evaluation and Assessment Methods and Tools of Structural Forensic Engineering
- Widener University School of Engineering Spring Semester 2020 & 2022
Master's Degree Civil Engineering (MSE)
Adjunct Professor: CE 628 Repair and Rehabilitation of Constructed Facilities

Publications

AISC Modern Steel Construction:

- Design/Build Speeds Construction of New Cold Storage Facility – July 1996
http://msc.aisc.org/globalassets/modern-steel/archives/1996/07/1996v07_build_speeds.pdf

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- Mingling New with Old in Historic Virginia – November 1999
http://msc.aisc.org/globalassets/modern-steel/archives/1999/11/1999v11_mingling.pdf
- Sorting it Out – July 2012
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- Avoiding Reinforcement – September 2021
<https://lscpagepro.mydigitalpublication.com/publication/?m=7946&i=716956&p=66&ver=html5>

Zweig White Structural Engineer

- Concrete Slab Finishes and the use of the F-Number System – January 2002
(No link available)
- Structural Evaluations of Existing Buildings – April 2012
(No link available)
- Tile Arch Construction; Explained – December 2012
<http://csengineermag.com/article/tile-arch-construction-explained/>
- Structural Enhancement – The Rehabilitation of the Columbian Building – June 2013
<http://csengineermag.com/article/structural-enhancement/>

ASCE Practice Periodical on Structural Design and Construction

- Project Specific Steel Sheet Piling Applications – November 2004
<http://ascelibrary.org/doi/abs/10.1061/%28ASCE%291084-0680%282004%299%3A4%28194%29>

NCSEA, CASE, SEI STRUCTURE Magazine

- Project Specific Peer Review Guidelines – January 2007
<http://www.structuremag.org/wp-content/uploads/2014/09/p18-19C-ProflssuesProjectSpecificPeerReviewGuidelinesJan-071.pdf>
- To Peer Review or Plan Review, That is the Question – June 2007
<http://www.structuremag.org/wp-content/uploads/2014/09/C-Sforum-Peer-Review-Stuart1.pdf>
- Communication Breakdown, It's Always the Same – November 2007
<http://www.structuremag.org/wp-content/uploads/2014/08/D-FromExp-Stuart-Nov071.pdf>
- The Structural Investigation of a 19th Century Manufacturing Complex – May 2010
<http://www.structuremag.org/wp-content/uploads/2014/08/C-StructForensics-Stuart-May101.pdf>
- Project Specific Peer Review Guidelines, A Professional Odyssey – August 2010
<http://www.structuremag.org/wp-content/uploads/2014/08/C-StructForum-Stuart-Aug101.pdf>

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- The Condition Assessment and Repair of an Existing Composite Concrete Slab and Steel Beam Framed Parking Structure Part 1 – April 2012
<http://www.structuremag.org/wp-content/uploads/SF-ParkingStructure-Stuart-Apr121.pdf>
- The Condition Assessment and Repair of an Existing Composite Concrete Slab and Steel Beam Framed Parking Structure Part 2 – June 2012
<http://www.structuremag.org/wp-content/uploads/SF-ParkingStructure-Stuart-June121.pdf>
- The Condition Assessment and Repair of an Existing Composite Concrete Slab and Steel Beam Framed Parking Structure Part 3 – August 2012
<http://www.structuremag.org/wp-content/uploads/SF-ConditionAssessment-Stuart-Aug121.pdf>
- The Triage, Life Support and Subsequent Euthanasia of an Existing Precast Parking Garage; Part 1 – September 2013
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- The Triage, Life Support and Subsequent Euthanasia of an Existing Precast Parking Garage; Part 2 – November 2013
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- The Triage, Life Support and Subsequent Euthanasia of an Existing Precast Parking Garage; Part 4 – April 2014
<http://www.structuremag.org/wp-content/uploads/C-StructuralRehab-Stuart-Apr141.pdf>
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- The Circumferential or S.M.I System of Reinforced Concrete Flat Slabs – September 2007
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D. Matthew Stuart, PE, SE, P.Eng, F.ASCE, F.SEI, A.NAFE

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- CASE Guideline 962-G *Guidelines for Performing Project Specific Peer Reviews on Structural Projects*; References – 2012
- CRSI *Vintage Steel Reinforcement in Concrete Structures*; Foreword – 2014

Contact

mstuart@partneresi.com

484-748-1707

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RECEIVED
[Signature]

CITY OF HAMPTON
BUILDING CODE BOARD OF APPEALS
REQUEST FOR APPEAL

Office Use Only:

Case Number _____

Date Rec'd _____

**\$50.00 Application Fee to be paid in the Development Services Center,
22 Lincoln St., 3rd floor, Hampton City Hall. 757-728-2444.**

INFORMATION REQUIRED FOR ALL REQUESTS FOR APPEAL:

DATE: March 5, 2024

PROPERTY ADDRESS:

STREET 2101 Kecoughtan Road

CITY & STATE Hampton, VA

REASON FOR APPEAL (attach Building Official's decision or modification form)

A10 Capital, LLC ("A10") through its substitute trustee, Jennifer M. McLemore, foreclosed on the real property on September 27, 2023, and the high bidder at the foreclosure auction intends to close the transaction, pay A10 in full, and then rehabilitate the structures on the real property. A10 would like for the high bidder to have an opportunity to close the transaction and to rehabilitate the property prior to any further determinations being made regarding the real property. The property has been and remains uninhabited, secure against public entry, and does not pose a hazard or imminent danger to the public. Appellant requests that the notice and related determinations by the Code Inspector be overturned and reversed. A10's Brief in Support of this Appeal is attached in full with exhibits.

PROPERTY OWNER (S):

NAME Colonial Landing Apartments, LLC (title owner) and
2121 Kecoughtan Holdings Group, LLC (equitable title owner) PHONE (757) 351-1510
STREET 2121 Kecoughtan Road EMAIL johnkaptan@hangerlaw.com;
phil@missionfirstcapital.com; and
mlockhart17@gmail.com
CITY & STATE Hampton, VA 23661

APPLICANT (if different from owner):

NAME A10 Capital, LLC, a Delaware limited liability company and affiliates
(pre-foreclosure lender) (as further described in the Brief) PHONE (208) 860-1354; (757) 629-0647
STREET 800 W. Main Street, Suite 1100 EMAIL pware@a10capital.com;
smiller@williamsmullen.com
CITY & STATE Boise, Idaho 83702

APPLICANT'S SIGNATURE

DATE SUBMITTED

[Signature]

Peter W. Ware, Jr., Esquire, General Counsel for A10 Capital, LLC

3/1/2024

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE CITY OF HAMPTON BUILDING CODE BOARD OF APPEALS HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON TUESDAY, APRIL 9, 2024 AT 2:00 P.M.

WHEREAS: the City of Hampton Building Code Board of Appeals (the "Board") is duly appointed to resolve disputes arising out of enforcement of the Virginia Uniform Statewide Building Code;

WHEREAS: on February 20, 2024, the Code Official for the City of Hampton did issue notices to all parties in interest of a parcel known by the addresses of 2101 Kecoughtan Road, 2103 Kecoughtan Road, 2105 Kecoughtan Road, 2107 Kecoughtan Road, 2109 Kecoughtan Road, 2111 Kecoughtan Road, 2113 Kecoughtan Road, 2115 Kecoughtan Road, 2117 Kecoughtan Road, 2119 Kecoughtan Road, and 2121 Kecoughtan Road and by LRSN: 1003662 (the "Property"), notifying them that the structures on the Property were in violation of 2018 Virginia Maintenance Code Chapter(s) 1, Section(s) 106.1 (the "Notices");

WHEREAS: the Notices provided that the structures on the Property must be brought up to code by complying with violations and recommendations noted on certain attachments or demolished;

WHEREAS: a timely appeal of the Notices was filed by A10 Capital, LLC and 2121 Kecoughtan Holdings Group, LLC and brought to the attention of the Board;

WHEREAS: a hearing was held to consider the aforementioned appeal on April 9, 2024, with representatives of all Parties being present;

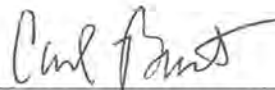
WHEREAS: the Board has fully deliberated this matter

NOW, THEREFORE, on a motion by Board Member Feagan and seconded by Board Member Hodges,

BE IT RESOLVED that the Building Code Board of Appeals upheld the Code Official's determination as to the Parcels, as stated in the Notices.

A roll call vote on the motion resulted as follows:

AYES:	Burt, Sager, Feagan, Hodges
NAYS:	None
ABST:	None
ABSENT:	Radloff



Carl Burt, Chairman

Any person who was a party to the appeal may appeal to the State Review Board by submitting an application to such Board within 21 calendar days upon receipt by certified mail of this resolution. Application forms are available from the Office of the State Review Board, 600 East Main Street, Richmond, Virginia 23219, (804) 371-7150.

HAMPTON VA
COMMUNITY DEVELOPMENT DEPARTMENT
PROPERTY MAINTENANCE DIVISION
22 Lincoln Street, 3rd Floor
Hampton, VA 23669

CERTIFIED MAIL



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FIRST-CLASS



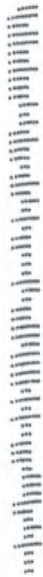
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A10 Capital LLC
800 W. Main Street
Suite 1100
Boise, Idaho 83702

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COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board Main Street
Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219 Tel: (804) 371-7150, Fax:
(804) 371-7092, Email: sbco@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

- ☒ Uniform Statewide Building Code
- ☐ Virginia Construction Code
- ☐ Virginia Existing Building Code
- ☒ Virginia Maintenance Code
- ☐ Statewide Fire Prevention Code
- ☐ Industrialized Building Safety Regulations
- ☐ Amusement Device Regulations



Appealing Party Information (name, address, telephone number and email address):

A10 Capital, LLC (Peter W. Ware, Jr., Esquire, General Counsel for A10 Capital)
800 W. Main Street, Suite 1100, Boise, Idaho 83702
(208) 860-1354

pware@a10capital.com; szorich@a10capital.com; gpalmer@williamsmullen.com; smiller@williamsmullen.com (counsel)

Opposing Party Information (name, address, telephone number and email address of all other parties):

The City of Hampton
22 Lincoln Street, 3rd Floor, Hampton, Virginia 23669
(757) 727-6140
brandi.law@hampton.gov; anne.ligon@hampton.gov

Additional Information (to be submitted with this application)

- Copy of enforcement decision being appealed (**February 20, 2024, Abridged Notices Attached, all attachments omitted from the enclosures, as they exceed the page limitation of the Board's Policy No. 14.**)
- Copy of the decision of local government appeals board (if applicable) (**Resolution after April 9, 2024, Hearing Attached**)
- Statement of specific relief sought (**See enclosed brief**)

CERTIFICATE OF SERVICE

I hereby certify that on the 17th day of May, 2024, I caused a completed copy of this application, including the additional information required above, to be either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant: _____

Name of Applicant: A10 Capital, LLC, by Peter W. Ware, Jr., Esq., General Counsel

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board Main Street
Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219 Tel: (804) 371-7150,
Fax: (804) 371-7092, Email: sbco@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATIVE APPEAL
Supplement to the May 17, 2024 Application for Administrative Appeal

Regulation Serving as Basis of Appeal (check one):

- ☒ Uniform Statewide Building Code
 ☐ Virginia Construction Code
 ☐ Virginia Existing Building Code
 ☒ Virginia Maintenance Code
☐ Statewide Fire Prevention Code
☐ Industrialized Building Safety Regulations
☐ Amusement Device Regulations



Appealing Party Information (name, address, telephone number and email address):

A10 Capital, LLC
Care of Peter W. Ware, Jr.
800 W. Main Street
Suite 1100
Boise, Idaho 83702
(208) 860-1354
pware@a10capital.com

Grady Palmer
Scott Miller
Williams Mullen
1700 Dominion Tower
999 Waterside Drive
Norfolk, Virginia 23510
(757) 629-0606
gpalmer@williamsmullen.com
smiller@williamsmullen.com
Counsel for A10 Capital, LLC

Opposing Party Information (name, address, telephone number and email address of all other parties):

Kimberly Mikel, Code Official
City of Hampton
22 Lincoln Street
3rd Floor
Hampton, Virginia 23669
(757) 727-6228
kdmikel@hampton.gov

Real Property Owner (name, address, telephone number and email address of all other parties):

Colonial Landing Apartments, LLC
Care of Philip A. Capron
618 Village Drive, Suite J
Virginia Beach, Virginia 23454
(844) 632-3863
(410) 746-4836 (cell)
phil@missionfirstcapital.com

Additional Information (to be submitted with this application)

- ✓ Copy of enforcement decision being appealed (**Feb. 20, 2024, Notice for 2101 Kecoughtan attached; duplicative notices omitted; referenced engineering and other reports submitted herewith per request of T. Luter**)
- ✓ Copy of initial appeal (**Appeal for 2101 Kecoughtan attached, original attachments and duplicative appeals omitted, as the pages exceed the limitation of the Board's Policy No. 14**)
- ✓ Copy of the decision of local government appeals board (**Resolution after April 9, 2024, Hearing Attached**)
- ✓ Statement of specific relief sought (**Submitted with May 17, 2024 Appeal Application**)

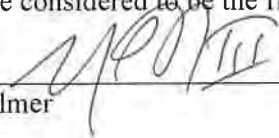
CERTIFICATE OF SERVICE

I hereby certify that on the 30th day of May, 2024, I caused a completed copy of this Supplement to the May 17, 2024 Application Form, including the additional information noted above, to be either mailed, hand delivered, emailed to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Counsel for Applicant: _____

Name of Counsel for Applicant: Grady Palmer



STATEMENT OF SPECIFIC RELIEF SOUGHT BY A10 CAPITAL, LLC

- 1) A10 Capital, LLC asks that the State Building Code Technical Review Board (“**SBCTRB**”) overturn the April 9, 2024 Resolution of the City of Hampton Building Code Board of Appeals (the “**Resolution**”), which upheld the City of Hampton’s Code Official’s (the “**Code Official**”) 11 separate notices dated February 20, 2024 (the “**Notices**”), issued pursuant to the Virginia Maintenance Code (the “**VMC**”), as to the real property and improvements located at the 11 addresses of 2101-2121 Kecoughtan Road, Hampton, Virginia (tax parcel 1003662) (the “**Real Property**”);
- 2) A10 Capital, LLC specifically asks that the SBCTRB overturn the following determinations incorporated into the Notices:
 - a. That the structures on the Real Property must be demolished if structures are not brought into compliance with the VMC within 30 days of the issuance of the Notices;
 - b. That despite being structurally sound, vacant, secure against public access, and pest free, the existing structures on the Real Property are in violation of Virginia Maintenance Code 106.1, as unsafe structures subject to demolition; and
 - c. That the structures on the Real Property must comply with all of the recommendations of A10 Capital LLC’s experts’ reports, specifically the MEC Report (defined below) and the Partner Engineering and Science Report (defined below, and with the MEC Report, collectively, the “**Expert Reports**”), which expert recommendations are not VMC requirements and are not enforceable by the Code Official under the VMC;
- 3) If the SBCTRB reverses the Code Official’s determinations in the Notices regarding the Real Property, A10 asks that the SBCTRB rule that demolition of the buildings on the Real Property is not warranted under the VMC and is not a proper remedy at the Real Property; and
- 4) A10 Capital, LLC asks that the SBCTRB reverse and halt all enforcement efforts at the Real Property while the buildings are vacant and secured against public access.

A10 CAPITAL, LLC’S STATEMENT IN SUPPORT OF APPEAL

A. FACTS AND BACKGROUND

1. The Parties and Relevant, Recent History of the Real Property

1. Colonial Landing Apartments, LLC is the title owner of the Real Property and a borrower (the “**Borrower**”) under the terms of two (2) Promissory Notes dated October 30, 2020, in the original collective amount of \$4,685,000 (the “**Notes**” or individually a “**Note**”), executed by the Borrower and payable to the order of A10 (as defined below). Pursuant to the terms of an

October 30, 2020, Loan Agreement by and between Borrower and A10, the Notes matured and were due to be repaid in full on or before November 1, 2022.

2. A10 is both a “**Noteholder**” and serves in the capacity of an authorized Servicer and Special Servicer for and on behalf of A10 Bridge Asset Financing 2021-D, LLC also a Noteholder (collectively, “**A10**”). To secure repayment of the Notes, A10 has a first priority secured lien in the Real Property pursuant to the terms of a Deed of Trust dated October 30, 2020, recorded in the Clerk’s Office for the City of Hampton as Instrument No. 200015915 (the “**Deed of Trust**”).¹ Copies of the Notes, Loan Agreement, and Deed of Trust can be made available upon request, but were not attached due to the page limitations in Board Policy No. 14.²

3. Borrower failed to pay off the Notes when they matured in 2022 and, in 2023, A10 became aware of the Borrower’s lack of insurance on the Real Property, its lack of a property manager for its tenants, and the Commonwealth of Virginia’s potential termination of the Borrower’s limited liability company status. In response, A10 sought and obtained the appointment of Kyle R. Stephenson as receiver for the Real Property (the “**Receiver**”) by entry of an order of the Hampton Circuit Court dated July 20, 2023. A copy of the Receivership Order can be made available upon request, but it is not attached due to the page limitations in Board Policy No. 14.³

4. By July of 2023, when the Receiver took over management at the Real Property, 57 of 92 units were vacant, 8 units already had been condemned by the City of Hampton, and, of the 35 active tenancies, only 3 were current on their rent. See **Exhibit A**.

¹ Based on this Deed of Trust interest in the Real Property, A10 is a “person aggrieved,” with legal standing to advance this appeal, as contemplated under Section 107.5 of the VMC.

² A10’s position as a secured creditor and a party in interest is not in dispute.

³ The Receiver and the scope of his appointment is not in dispute.

5. While rehabilitation was and is the obvious next step, A10, as a lender, does not rehabilitate distressed properties. Accordingly, A10 determined that foreclosure of its Deed of Trust coupled with an auction sale of the Real Property was the best strategy to transfer ownership and possession of the Real Property from Borrower to a new owner who could rehabilitate and operate the Real Property productively.

6. A10 hired a local auction company, Tranzon Fox (the “**Auctioneer**”), to conduct the foreclosure auction. A10 and the Auctioneer did not hide the condition of the buildings from potential purchasers. In fact, at least 26 buyer groups, each consisting of 2-5 people, attended in-person inspections of the buildings at the Real Property prior to the auction. Ten of those groups returned to the Real Property for more than one inspection. Such potential purchasers were permitted to tour the Real Property with their contractors and experts to inspect the structures and formulate their bids. At the time of such showings, no fewer than 8 apartments had already been condemned by the City of Hampton. Also, any potential purchaser that obtained a title report had record notice of a *lis pendens* recorded by the City to note the omission of certain repairs at the Real Property (the “**Lis Pendens**”). Showings of the Real Property were halted on September 26, 2023, at the Code Official’s request and direction. The auction of the Real Property was conducted on September 27, 2023 (the “**Auction**”).

7. A third-party purchaser, 2121 Kecoughtan Holdings Group, LLC (“**Buyer**”), was the high bidder at the Auction, with a bid in the amount of \$5.6 million. The foreclosure sale transaction with the Buyer has not yet closed because (a) the Buyer has reasonable concerns about its ability to rehabilitate the Real Property on the very short 30-day deadline set forth in the Notices, and (b) its lender is hesitant to finance the purchase of the Real Property while it is subject to the Notices and demolition risk. As such, at the time of this filing, A10’s foreclosure process has not

yet concluded, and the Borrower is still the title owner of the Real Property.

2. A10's Standing to Appeal

8. A10, as the holder of a valid deed of trust encumbering the Real Property, is a “person aggrieved,” as contemplated under Section 107.5 of the VMC. When the Code Official issued the Notices regarding the Real Property pursuant to Section 106.1, which suggest that the only way to remedy the current condition of the Real Property is either (a) to bring the buildings up to the VMC within 30 days, or (b) demolish the structures, this determination had an immediate, detrimental effect on the value of A10's interest in the Real Property.

9. Accordingly, A10 timely appealed the Notices to the City of Hampton's Board of Code Appeals, which conducted a hearing on the appeal on April 9, 2024. A10 received a copy of the board's Resolution affirming the Notices by certified mail on April 29, 2024. A10 hereby appeals the Resolution to the SBCTRB.

3. Rapid Changes at the Real Property Starting With Receiver's Appointment and Prior to the Issuance of the Notices

a. Immediate Safety and Well-Being Repairs

10. Prior to the Borrower's default under the Notes and Deed of Trust, A10's role with the Real Property was that of a traditional lender. After A10 became aware that the Borrower's insurance on the Real Property lapsed and that the Borrower's property manager terminated its relationship with the Borrower, A10 sought the appointment of the Receiver. A10's goal was to protect the remaining residents at the Real Property and to prevent any further deterioration of the buildings and conditions at the Real Property.

11. Once the City of Hampton Circuit Court appointed the Receiver, in July of 2023, the Receiver immediately commenced work at the Real Property. In the first 90 days, the Receiver doubled the number of staff that the Borrower had employed on site; worked to rehouse the

remaining tenants, most of whom were non-paying (*see Exhibit A*); eliminated significant trash and debris from each of the newly-vacant apartments and that which was abandoned inside and outside at the Real Property (*compare Exhibits B and C*); installed padlocks on all exterior doors, as there had been no locks on exterior doors before; secured all garages from public access; cleared sewer lines to prevent sewage from backing up and pooling inside and outside; cleaned and removed trash from hallways and common areas; and eliminated the ongoing gang presence and criminal activities.

12. The Receiver also immediately resumed regular maintenance and landscaping at the Real Property, including groundskeeping, lawnmowing, edging, removing vines from the buildings, removing saplings that had started to grow on the grounds, and trimming all bushes and low-hanging branches, all of which not only restored the appearance of the Real Property, but also the neighborhood. This maintenance continues to this day.

13. The Receiver's efforts resulted in the removal of dumpsters full of trash that had been abandoned at the Real Property, which had aggregated both inside and outside of the structures. *See Exhibit B.*

14. A number of individuals that were not tenants had broken into vacant apartments to conduct illegal or unlicensed businesses. The Receiver's presence and efforts quickly eliminated any such ongoing operations along with gang activity that had taken hold at the Real Property.

15. Within months of the Receiver's appointment, conditions at the Real Property rapidly and markedly improved. *See Exhibit C.*

16. Beyond these rapid improvements, after the remaining tenants were rehoused and the buildings were empty, the Receiver boarded up all of the first-floor windows to secure the now-

vacant buildings against public access. This resulted in more than 170 windows being boarded up. See **Exhibit D**. Accordingly, since November of 2023, the Real Property has been and remains unoccupied and secure from public access. A10 and the Receiver intend to maintain this status quo until the foreclosure transaction can close, at which point title to the Real Property would vest with a new party.

17. Further, once the Real Property was emptied of occupants, the Receiver retained a pest-control company to exterminate any rodents or pests on site. It has been much easier to address and maintain a zero-pest environment on the Real Property without occupants. While monitoring and treatment continues to maintain this rodent and pest-free status, there is no such activity at the Real Property as of this writing. See, e.g., **Exhibit E**.

18. While the structures at the Real Property are pest free, vacant, and secure against public access, the Receiver employs a team that continues to monitor the Real Property daily to make certain that the buildings remain secure from public access and continue to be vacant. To date, the Receiver has incurred expenses of no less than \$110,000.00 maintaining and monitoring the Real Property, as described above.

b. *Lis Pendens* Repairs

19. As is clear from the prior description of efforts made, no rehabilitation has been undertaken at the Real Property by either A10 or the Receiver. The exception to that statement relates solely to efforts undertaken by the Receiver to obtain the release of the *Lis Pendens*. To close the foreclosure transaction, clear title must be delivered to the Buyer, and the *Lis Pendens* needed to be released. Accordingly, after consultation with the Code Official, the Receiver performed the following, limited repairs on site: replaced a broken oven in Unit 52B; replaced a damaged ceiling and wall and repaired a loose sink in Unit 82B; replaced and repaired floors and

flooring in Units 52B and 41B; removed and replaced subfloor in Unit 52B; and made minor electrical repairs in Unit 51B. Once completed, these repairs were inspected by the Code Official and approved. On November 13, 2023, the City of Hampton released the *Lis Pendens*.

20. Beyond those efforts, the Receiver has undertaken only maintenance at the Real Property, as the Borrower remains the titled owner. While A10 may be an “aggrieved party” under the VMC, and A10 requested the appointment of a Receiver to protect the Real Property and its tenants, those actions do not give A10 the power and authority to start modifying or improving the structures at the Real Property. Further, any actions taken to modify the buildings now, with the Buyer waiting to close, might conflict with the Buyer’s rehabilitation plans for the structures.

21. For these reasons, the Receiver repaired and/or replaced a ceiling and wall in just one apartment, Unit 82B, which was required for release of the *Lis Pendens*. Beyond delivering clear title, A10 does not want to take any actions that would disrupt the Buyer’s plans for the Real Property or undertake work that would immediately be torn down by a subsequent owner’s rehabilitation plan.

22. The Buyer, in anticipation of arrival of the experts that drafted the Expert Reports, opened up walls and ceilings in 14 separate apartments on January 11, 2024 (Units 12C, 22B, 21D, 21C, 43C, 42B, 41B, 51B, 51A, 71B, 71D, 81D, 82C, and 92A). Due to the Borrower’s lack of maintenance at the Real Property prior to the Receiver’s appointment, 14 apartments still have holes or openings from where structural elements remain visible (Units 12A, 93B, 61A-D, 62A-D, and 63A-D). Despite the fact that there are numerous places for the structural soundness of the buildings to be analyzed, prior to the Receiver’s operation and management of the Real Property, the Borrower or someone on his property management team made wall or ceiling repairs in 12 units (11B, 21B, 32D, 31C, 31B, 42A, 42B, 72A, 72D, 71A, 93D, and 91B).

4. The November Report and Notices

23. With the cooperation of the Receiver and A10, on September 28 and 29, 2023, the Code Official conducted a room-to-room inspection of the structures at the Real Property (the “**September Inspections**”). Prior to this cooperation, the Code Official was not given complete access to the whole of the Real Property for years.

24. On November 9, 2023, A10 was provided an email copy of the results of the September Inspections, which was made up of three parts: a “**Status Chart**,” a “**September Chart**,” and a “**November Report**” (collectively, the “**Inspection Results**”). See **Exhibit F** (Status Chart); **Exhibit G** (September Chart); and **Exhibit H** (November Report). Upon review of these Inspection Results, it is clear that each report is a different version of the same “operating list of open items” that the Code Official wants addressed at the Real Property. However, on the Status Chart, there are a total of 23 items in September of 2023, with 19 added in October of 2023, the September Chart lists 145 items, and the November Report lists 343 items.

25. Between the September Inspections and the issuance of the November Report, it appears as if the items identified by the Code Official ballooned from 23 items to 42 items, to 115 items, to no fewer than 343 items. Compare **Exhibits F-H**. There are only three physical buildings on the Real Property, and, at most, 11 separate addresses on site at the Real Property. Despite this, the November Report includes no fewer than 65 separate pest/rodent violations (19% of the whole November Report).⁴ Similarly, there are 45 separate, non-specific notations that the Real Property is unsafe (13% of the whole November Report), and 11 separate notices that the Real Property needs to be vacated (3% of the whole list).⁵ Collectively, these three categories of deficiencies make up 35% of the total items in the November Report.

⁴ These pest issues have been managed since the inspections occurred in September. See **Exhibit E**.

⁵ As previously indicated, the buildings on the Real Property are now empty and secure.

26. When the November Report is further distilled, 7% of the Code Official's notes relate to bathtubs that need to be reglazed, and 17% of the notes relate to moisture damage in the apartments. The remaining items on the November Report include a few common issues: there are three (3) leaking faucets, three (3) toilets to be secured, seven (7) stoves to be repaired or replaced, three (3) apartments that need to have trash removed,⁶ eleven (11) door knobs to be tightened or replaced, six (6) discharge pipes for water heaters need to be installed or replaced, four (4) roofs with pooling water,⁷ ten (10) windows that need to be repaired,⁸ six (6) missing shower heads, five (5) baseboard heaters that need to be repaired or replaced, 25 units that need their floors leveled, two (2) clogged drains, four (4) sets of kitchen cabinets that need to be repaired or replaced, and four (4) sink leaks. See **Exhibit H**. Collectively, this list of maintenance issues makes up 27% of the total items in the November Report. The remaining items, fewer than 15% of items in the November Report, are largely one-off problems including toothbrush/soap dishes to be replaced, cracked toilet tank covers to be replaced, locksets to be replaced, concerns relating to outlet covers, or doorframes to be replaced. *Id.*

27. All of these items, to the extent they have not already been remedied by the Receiver (e.g., window issues, pest items, and vacancy requirements), will be addressed in the ordinary course of a comprehensive rehabilitation of the Real Property. Importantly, the Notices,

⁶ These remaining trash outs were completed after the September Inspections, when all tenants were rehoused.

⁷ Six of the 9 roofs at the Real Property are flat.

⁸ These windows are substantially covered by the boards erected over all first-floor windows after the September Inspections. See **Exhibit D**.

which attach the most expanded form of the Inspection Results, fail to establish cause for demolition of a valuable property under Section 106.1 of the VMC.⁹

28. The November Report was attached to the Notices issued by the Code Official in February of 2024, and the Code Official noted that each maintenance issue in the November Report was a violation of the VMC. While the maintenance issues in the Notices may each be minor, collectively, the volume of items listed in the Notices, the requisite rehabilitation of the fire-gutted structure of Building 2113, and the moisture issues that have damaged the buildings over time must each be addressed as part of a rehabilitation process. The extent of the repairs and the related permits and inspections that would have to be undertaken makes the 30-day repair window in the Notices prohibitively short.

29. Whoever takes title to the Real Property should be able to develop a plan of rehabilitation and restoration for the Real Property so that repairs are done correctly. Further, the corrections, once completed, will need to be inspected by the Code Official. This will take more than 30 days.

30. While these structures on the Real Property are older, they are entirely worth the effort of a proper rehabilitation. The City itself values the structures alone at more than \$4.6 million. See **Exhibit I, pp. 8-11**.¹⁰ A10 has tried to put a rehabilitation process into action through finding a willing buyer. Despite best efforts, the timeline in the Notices is chilling even demonstrated interest in the Real Property.

⁹ On or about November 28, 2023, the Code Official issued notices of violation for the Real Property, which did not reference or attach the November Report (the “**November Notices**”). A10 timely appealed and fully briefed its appeal of the November notices by December 11, 2023. Thereafter, on February 12, 2023, the Code Official withdrew the November notices, and shortly thereafter issued the instant Notices. This time, the Code Official’s Notices incorporated the November Report and Expert Reports. This reissuance of the Notices caused A10 to have to begin the appeal process anew.

¹⁰ The \$4.6 valuation is the City’s separate valuation for the improvements at the Real Property only.

5. A10's Attempts to Resolve Matters with the Code Official

31. After the November Notices were issued and the November Report was shared by the Code Official, and before the instant Notices were issued, A10 reached out to the City and Code Official to try to move from an adversarial to a collaborative posture. To that end, A10 requested a meeting with the City of Hampton and the Code Official to determine a path forward for the Real Property.

32. The parties met in person in December of 2023. In January of 2024, in an attempt to keep the discussions progressing toward a solution, A10 submitted the Expert Reports, which provided expert opinions on the structural soundness of the buildings situated on the Real Property. The Expert Reports also incorporated recommendations and guidance for the long-term maintenance of the Real Property.

a. Expert Reports

33. Everett Mish, the principal of Mish Engineering Concepts, PLC, is a Virginia Professional Engineer who visited the Real Property on December 28, 2023, January 16, 2024, and again on April 9, 2024. He examined all of the apartments and buildings situated on the Real Property and submitted a written report regarding the conditions he found on site (the “**MEC Report**”). See **Exhibit I**. This report indicates that the buildings are “structurally stable and stand ready for the” contemplated repairs. See *id.* The MEC Report does not suggest that there is any probability that the buildings on the Real Property are in any danger of collapse. See *id.*

34. The MEC Report expressly concludes that the buildings on the Real Property are foundationally and structurally sound. See *id.*

35. Partner Engineering and Science, Inc. (“**Partner**”) is a company that provides nationwide building analysis, specifically, building assessments and engineering analysis, as was

called for here. See <https://www.partneresi.com/services/building-assessments-engineering/>. Partner’s Building Science practice “execute[s] thorough and cost-effective assessments and analyses of building conditions under strict guidelines and tight time constraints. [Their] multi-disciplinary team is highly experienced in all manner of property assessments, including the evaluation of structural, building envelope, and building systems.” *Id.*

36. A10 engaged Partner to conduct a site inspection of the Real Property and provide a customary market standard assessment, including a structural engineering assessment. Partner sent a team of five experts, including two structural engineers, to inspect the Real Property on January 18, 2024. In February 2024, the Partner Report was delivered to A10 and, in turn, A10 shared the Partner Report with the City (the “**Partner Report**”).¹¹ In sum, the Partner Report finds the buildings to be structurally sound, with no probability of collapse, and ready for rehabilitation and renovation. *Id.*

37. A10 provided the Expert Reports to the Code Official and the City to provide reliable evidence that the buildings on the Real Property are structurally sound, and also to encourage open collaboration with the City with the purpose of developing a workable rehabilitation plan.

38. Instead, the Code Official attached the Expert Reports to the Notices and incorporated their long-term recommendations and maintenance guidance as VMC code requirements to be addressed within 30 days, right along with the violations from the November Report. While the Code Official’s treatment of A10’s Expert Reports is disappointing, the expert’s recommendations and maintenance guidance incorporated into the Expert Reports are well outside

¹¹The Partner Report is 163 pages. Based on the requirements of Board Policy No. 14, the Partner Report is omitted from this submission. However, a request for an expanded page allowance, to include the full set of the Notices, which includes the Partner Report, was submitted with this appeal. The Partner Report is available immediately for submission to the Board for its review and consideration.

the purview of the VMC. On this basis, the Expert Report recommendations should be eliminated from the Notices as VMC requirements to be complied with on an immediate basis.

b. Forbearance Agreement

39. In furtherance of its efforts to try to forge a path forward with the City and Code Official, in February 2024, A10 circulated a draft forbearance agreement to try to create a workable time frame for meaningful rehabilitation at the Real Property. Without such an agreement expanding the timeline to make repairs and rehabilitate the Real Property, the Buyer is not able to close because its lender will not fund Buyer's acquisition loan while the Real Property is subject to the Notices and possible demolition.

40. Despite A10's good intentions and best efforts, the City and Code Official declined to engage in even the most basic "time frame" discussions, citing deficiencies with the Expert Reports. Accordingly, A10 must continue to pursue its administrative remedies to try to save the 92 apartments from demolition.

c. Certificates of Occupancy

41. On April 15, 2024, the City revoked the "**Certificates of Occupancy**" for the apartments on the Real Property. See **Exhibit J** (the "**Revocation Notices**") (this exhibit includes the Revocation Notices only, as the full version reincorporates the Expert Reports in full along with the November Report. These attachments cause the full Revocation Notices to exceed the page limit in the Board's Policy No. 14). Consistent with the Code Official's Notices, the Revocation Notices also require that all of the VMC violations in the November Report plus all recommendations in the Expert Reports must be completed prior to reissuance of Certificates of Occupancy for the Real Property. This newer development adds yet another layer of complexity to any attempts to rehabilitate the Real Property.

B. ARGUMENT AND ANALYSIS

1. Structures Situated on the Real Property are Safe, Vacant, and Secure from Public Access.

42. The Notices suggest that each of the buildings on the Real Property are either an “Unsafe Structure” or “Unfit for Human Occupancy” pursuant to Section 106.1 of the VMC. A10 concedes that the structures need rehabilitation and never suggested anything to the contrary. However, A10 asserts that a review of the applicable sections and definitions in the VMC establishes that the buildings are not unsafe structures and do not require demolition. The Code Official’s determinations are not grounded in facts.

43. Further, the status of the Real Property is not static. The buildings can be brought back up to code and back into productive use. While under the Borrower’s ownership, the buildings may have fallen into disrepair, the current path forward for these buildings is rehabilitation and VMC compliance. Demolition is not necessary or warranted if sufficient time is permitted for rehabilitation.

44. In order to reach this conclusion about the buildings on the Real Property, the SBCTRB must consider first the fact that all of the buildings on the Real Property are vacant and secure against public access. A10 asserts that the “Unfit for Human Occupancy” section of the “Unsafe Structure” definition should not be the SBCTRB’s primary focus, given this fact. Instead, the SBCTRB’s analysis should focus on the relevant portion of the VMC’s definition of “Unsafe Structure,” which provides that a building is unsafe when it is “[a]n existing structure. . . (ii) that contains unsafe equipment, or (iii) that is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is likely. . .” VMC at 15.

a. Equipment Analysis

45. The first component of the “Unsafe Structure” definition relates to “Unsafe Equipment.” The VMC’s definition for that term must be consulted. “Unsafe Equipment” is defined as follows: “any boiler, heating equipment, . . . electrical wiring or device, . . . or other equipment that is in such disrepair or condition that such equipment is determined by the code official to be dangerous to the health, safety and welfare of . . . the public. *Id.*”

46. This definition is a critical lens through which to review the November Report. While that report asserts that repairs are due for heating elements in some units and indicates a few instances of exposed wiring, nothing in the November Report suggests that any equipment in the buildings is in such disrepair that it poses a danger or risk to the health, safety, and welfare of the public.

47. In fact, the only use of the term “unsafe” in the November Report relates to the term “Unsafe for Human Occupancy.” For all of its granular detail, the November Report fails to identify any apartment with a particular piece of unsafe equipment. While “repair or replace” notes are included in the November Report, the Code Official never uses the terms “danger” or “hazard” even once.

48. Further, the Expert Reports do not identify any unsafe equipment.

49. With all buildings on the Real Property secure from public access and vacant, even if there is a piece of unsafe equipment on site that the Code Official failed to identify in the November Report, the buildings are vacant, secure from public access, and monitored daily by the Receiver. Accordingly, the public has no access to any equipment, whether safe or unsafe, on the Real Property. See **Exhibit D**. For these reasons, A10 asserts that when applied to the instant

facts, the “Unsafe Equipment” definition of the VMC should not lead to a finding that the buildings should be demolished.

b. Structural Analysis

50. Turning to the second part of the VMC’s definition of an “Unsafe Structure,” there is nothing in the November Report or the Expert Reports that concludes or even suggests the buildings are “so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is likely. . .” VMC at 15. While the November Report repeatedly and summarily concludes that the buildings are “unsafe,” the November Report does not make a single reference to or identify anything on site that is so damaged, decayed, dilapidated, or structurally unsafe, with either faulty construction, or an unstable foundation that partial or complete collapse is likely. That is what the VMC requires. Without any detail to satisfy the VMC, there is nothing in the Notices to support the Code Official’s determination that the buildings are unsafe or should be demolished. Further, A10 has provided evidence in the Expert Reports that partial or complete collapse of the buildings on the Real Property is not even remotely likely. See **Exhibit I** and Partner Report (attached to a full copy of the Notices).

51. The Notices and November Report make repeated, conclusory findings regarding “Unsafe Structure[s].” A10 understands those references to be oversimplified generalizations about the buildings. The November Report makes references to damaged ceilings or cabinets in some apartments, but that damage does not suggest that there is any probability or danger of likely, imminent, or even future collapse. So, despite granular detail about every defect in every apartment (i.e., loose doorknobs and outlet covers) the November Reports contain no detailed

references to the structures themselves or the structural health of the buildings in the Code Official's determinations.

52. Contrarily, the Expert Reports find that the buildings on the Real Property are structurally sound and the experts do not identify any structurally unsafe, faulty construction, or unstable foundation conditions at the Real Property. The Expert Reports state clearly and repeatedly that the buildings are structurally intact, and there is no likely risk of partial or complete collapse. *See, e.g., Exhibit I and Partner Report.* The Expert Reports make clear that the buildings are ready for rehabilitation and renovation.¹²

53. The issues observed in the November Report and thereby the Notices are primarily maintenance issues, not structural issues. The maintenance issues raised by the Code Official will all be addressed in the ordinary course of the rehabilitation of the structures, if those are allowed to proceed.

54. The Notices also seem to contemplate that the condition of the structures is static and that the buildings are impossible to repair. These buildings have been standing since 1938. This will not be the first time they have been rehabilitated since their initial construction. Given the nature of the deficiencies noted in the November Report, the structures on the Real Property can be readily brought into compliance with the VMC. Indeed, the structures on the Real Property are valuable.

55. Undoubtedly, the Borrower was negligent in its maintenance of the buildings in the past, and it failed to make satisfactory investment in VMC compliance – much to the Code

¹² If more objective indications of the structural soundness of the buildings are needed, the Code Official's September Inspection of the Real Property was conducted only days after a tropical storm. *See* <https://www.pilotonline.com/2023/09/22/severe-weather-set-to-hit-hampton-roads-by-2-p-m-flood-watch-remains-in-effect/>. It is highly doubtful that the structures on the Real Property are "so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely," especially after relatively recent events show that the buildings are sturdy enough to withstand at least tropical storm force winds.

Official's understandable concern and frustration. A10, however, in good faith, has paid for and invested significant resources to maintain the Real Property and, in coordination with the Receiver, has caused the Real Property to be secure from public access, vacant, pest free, and professionally monitored on a daily basis. The Buyer intends to rehabilitate the Real Property and bring it into compliance with the VMC. Because the Notices and November Report fail to establish that the buildings are structurally unsound, demolition is not warranted nor is it an appropriate remedy under VMC 106.1.

c. No Risk to the Public

56. The VMC's definition of Unfit for Human Occupancy is also referenced in the Notices. In relevant part, the VMC defines that term as follows: "[a]n existing structure determined by the code official to be dangerous to the health, safety and welfare of . . . the public because (i) of the degree to which the structure is in disrepair or lacks maintenance, ventilation, illumination, sanitary or heating facilities or other essential equipment, or (ii) the required plumbing and sanitary facilities are inoperable." *Id.*

57. The November Report does not point to any issues or conditions identified by the Code Official that are so inoperable in the boarded-up, vacant, and secure buildings that pose any danger, nuisance, or other detrimental impact to the public.

58. If there was an out-of-control pest situation at the Real Property, it could have an impact on the public. For that reason, the Receiver prioritized hiring an exterminator to manage any rodent and pest issues on site. To the extent there was a rodent or pest problem when the buildings were occupied, the Receiver provided and continues to provide proof that any previously existing infestation is now non-existent. See **Exhibit E**. Accordingly, without reference to or

evidence of public danger, nuisance, or other impact on the public, the Notices and November Report cannot establish that demolition is an appropriate remedy under 106.1 of the VMC.

d. Alternative Corrective Steps Under Section 106.1 of the VMC

59. The Notices clearly state that “[a]ll conditions causing [such structures to be classified as] unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry. . .” *Id.* (bracketed language added to reflect the actual language of Section 106.1 of the VMC). As previously indicated, and shown in **Exhibit D**, the buildings have been vacated and secured against public access since November of 2023, well before the Notices were issued. The Receiver continues to monitor the buildings on a daily basis to make sure that status is maintained.

60. Securing the vacant buildings against public access is one of the potential means by which the VMC permits parties to remedy the concerns raised in the Notices. The Receiver and A10 have caused the buildings on the Real Property to be vacant, secured against public access, and monitored daily since November of 2023. Thus, the Notices should not have been issued by the Code Official given these facts and circumstances. *See In re Sotos*, Case No. 95-9 (SBCTRB 1995) (holding that where buildings were not deteriorated to the point that there is a danger of structural collapse, and where the buildings are unoccupied and reasonably secure against public access, demolition is not warranted; further holding that a code official may not require alterations to be made to the buildings unless unsafe or unhealthy conditions exist); *see also In re Pitts*, Case No. 00-17 (SBCTRB 2000) (holding that demolition was appropriate because the structure was not secured against public entry and also due to owner’s lack of cooperation with the Code Official).

61. In considering the above-referenced prior rulings of the SBCTRB, A10 is unclear as to why the vacant and pest-free buildings, which are secure against public entry and structurally sound have drawn such scrutiny from the Code Official.

62. Between the future building permit process and the recently issued Revocation Notices, the City will have every opportunity to monitor the rehabilitation of the buildings on the Real Property and to ensure compliance with the VMC and any other applicable requirements.

2. The Notices and Expert Reports.

63. The Code Official's incorporation of the recommendations contained in the Expert Reports as VMC violations and/or matters to be addressed within 30 days of the Notices, and in order to avoid demolition, is inappropriate.¹³ Most of the recommendations in the MEC Report and the Partner Report can only be undertaken during a rehabilitation process, which will undoubtedly take more than 30 days. Further, most of the experts' recommendations do not fall into the context of VMC oversight at all. Finally, while the VMC contemplates a code inspector's use of third-party inspectors in Sections 104.5.3.2 and 104.5.3.3, A10 asserts this use by the Code Official of A10's Expert Reports is not what the VMC intended.

64. While the Expert Reports provide reasoned opinions related to the structural state of the buildings, the Expert Reports separately included broad, long-range recommendations for the generalized preservation of the structures.¹⁴ However, there is a distinction between the expert's structural opinions, the November Report's urgent rehabilitation items, and long-term preservation guidance or suggestions incorporated into the Expert Reports. While these experts' recommendations should be considered by the party that undertakes the rehabilitation of the

¹³ The incorporation of the Expert Reports and November Report violations to the Revocation Notices is a similar overreach.

¹⁴ Such maintenance recommendations are of value to lenders, such as A10, because the long-term guidance provides meaningful assistance with budgeting and reserve requirements, which are built into loan requirements.

structures, the Notices' wholesale adoption of such recommendations, as if they are VMC violations to be remedied in 30 days, is overreaching and seems to be an attempt to make compliance with the Notices even more unattainable.

65. The City is well aware of the unique ownership posture of this Real Property. Adding the Expert Reports' recommendations to the Notices, as if they are required VMC repairs, appears orchestrated to create a scenario where the only possible outcome for the Real Property is demolition. The Expert Reports should be stricken from any compliance requirements arising out of the Notices.

CONCLUSION

66. Through its Expert Reports and the Receiver's efforts at the Real Property, A10 has established independent evidence that the buildings at the Real Property are safe, secure from public access, vacant, pest free, and structurally sound. The Code Official has not provided any evidence to the contrary in the Notices, November Report, or otherwise. The Notices and the November Report, though lengthy and particular in its level of detail, do not provide any evidence that the buildings contain unsafe equipment, pose any risk to the public, that the buildings are structurally damaged, or that there is any risk or probability of the buildings collapsing.

67. For these reasons, A10 asserts that the Code Official's Notices, issued pursuant to Section 106.1 of the VMC, fail to demonstrate that the buildings situated on the Real Property must be demolished.

68. Accordingly, A10 requests the following relief from the SBCTRB:

- (i) That the April 9, 2024 Resolution, which upheld the City of Hampton's Code Official's Notices, be overturned;

(ii) That the following determinations incorporated into the City of Hampton Code Official's Notices be overturned:

- a. That the structures on the Real Property must be demolished if the structures are not brought into compliance with the VMC within 30 days of the issuance of the Notices;
- b. That despite being structurally sound, vacant, secure against public access, and pest free, the existing structures are in violation of VMC 106.1, as unsafe structures and thereby subject to demolition; and
- c. That the structures must comply with all of the recommendations of A10's Experts Reports, as the expert recommendations do not establish VMC requirements and are not enforceable by the Code Official under the VMC;

(iii) That if the SBCTRB reverses the Code Official's determinations in the Notices regarding the Real Property, A10 asks that the SBCTRB rule that demolition is not warranted under the VMC and is an improper remedy to be enforced at the Real Property; and

(iv) That all enforcement efforts at the Real Property must be halted and reversed while the buildings are vacant and secured against public access.

A10 Capital, LLC asks that the State Building Code Technical Review Board overturn the Resolution of the City of Hampton Building Code Board of Appeals and reverse the City of Hampton Code Official's determinations contained in the Notices, as described above, and for any other relief that is just and appropriate under the circumstances.

Dated this 17th day of May, 2024.

A10 CAPITAL, LLC

By



Of Counsel

Grady A. Palmer, VSB 45730
Scott C. Miller, VSB 77088
Williams Mullen
1700 Dominion Tower
999 Waterside Drive
Norfolk, VA 23510
Email: gpalmer@williamsmullen.com
smiller@williamsmullen.com
Phone: 757-622-3366

Colonial Landing Apartments - Unit Status and Moveout Disposition

Unit		Status	Start Date	Opening Bal.	Days		Disposition
Building Name	Name				Vacated Date	Occupied	
2101 Kecoughtan	11A	Occupied	7/24/2023	\$ 817.25	10/17/2023	85	CONDEMNED
2101 Kecoughtan	11B	Vacant					
2101 Kecoughtan	11C	Occupied	7/24/2023	\$ 7,150.50	9/29/2023	67	MOVED OUT
2101 Kecoughtan	11D	Vacant					
2101 Kecoughtan	12A	Vacant					
2101 Kecoughtan	12B	Vacant					
2101 Kecoughtan	12C	Vacant					
2101 Kecoughtan	12D	Occupied	7/24/2023	\$ -	10/17/2023	85	CONDEMNED
2101 Kecoughtan	13A	Vacant					
2101 Kecoughtan	13B	Occupied	7/24/2023	\$ 5,483.75	9/23/2023	61	MOVED OUT
2101 Kecoughtan	13C	Occupied	7/24/2023	\$ 1,627.50	10/17/2023	85	CONDEMNED
2101 Kecoughtan	13D	Vacant					

Building Name	Name	Status	Start Date	Opening Bal.	Vacated Date	Occupied	Disposition
2103 Kecoughtan	21A	Occupied	7/24/2023	\$ 11,106.00	8/4/2023	11	MOVED OUT
2103 kecoughtan	21B	Occupied	7/24/2023	\$ 11,995.00	10/17/2023	85	CONDEMNED
2103 kecoughtan	22A	Occupied	7/24/2023	\$ 6,093.08	9/5/2023	43	MOVED OUT
2103 kecoughtan	22B	Occupied	7/24/2023	\$ 8,874.25	10/10/2023	78	MOVED OUT

Building Name	Name	Status	Start Date	Opening Bal.	Vacated Date	Occupied	Disposition
2105 Kecoughtan	21C	Vacant					
2105 Kecoughtan	21D	Occupied	7/24/2023	\$ 16,750.00	10/17/2023	85	CONDEMNED
2105 Kecoughtan	22C	Occupied	7/24/2023	\$ 3,200.00	9/18/2023	56	MOVED OUT
2105 kecoughtan	22D	Vacant					

Unit		Status	Start Date	Opening Bal.	Days		Disposition
Building Name	Name				Vacated Date	Occupied	
2107 Kecoughtan	31A	Occupied	7/24/2023	\$ 20,556.00	8/22/2023	29	MOVED OUT
2107 kecoughtan	31B	Occupied	7/24/2023	\$ 3,431.75	10/17/2023	85	CONDEMNED
2107 kecoughtam	31C	Vacant					
2107 kecoughtan	31D	Occupied	7/24/2023	\$ 41.56	10/17/2023	85	CONDEMNED
2107 Kecoughtan	32A	Occupied	7/24/2023	\$ 311.51	9/23/2023	61	MOVED OUT
2107 kecoughtan	32B	Vacant					
2107 Kecoughtan	32C	Occupied	7/24/2023	\$ 3,071.00	8/21/2023	28	MOVED OUT
2107 kecoughtan	32D	Vacant					
2107 Kecoughtan	33A	Occupied	7/24/2023	\$ 998.52	9/6/2023	44	MOVED OUT
2107 Kecoughtan	33B	Vacant					
2107 Kecoughtan	33C	Occupied	7/24/2023	\$ 3,717.50	9/14/2023	52	MOVED OUT
2107 kecoughtan	33D	Vacant					

Unit		Status	Start Date	Opening Bal.	Days		Disposition
Building Name	Name				Vacated Date	Occupied	
2109 Kecoughtan	41A	Vacant					
2109 Kecoughtan	41B	Vacant					
2109 Kecoughtan	41C	Vacant					
2109 Kecoughtan	41D	Vacant					
2109 Kecoughtan	42A	Vacant					
2109 Kecoughtan	42B	Occupied	7/24/2023	\$ 1,100.53	9/5/2023	43	MOVED OUT
2109 Kecoughtan	42C	Vacant					
2109 Kecoughtan	42D	Occupied	7/24/2023	-No Lease-	10/17/2023	85	CONDEMNED
2109 Kecoughtan	43A	Occupied	7/24/2023	\$ 6,175.25	9/29/2023	67	MOVED OUT
2109 Kecoughtan	43B	Vacant					
2109 Kecoughtan	43C	Occupied	7/24/2023	\$ (600.82)	9/14/2023	52	MOVED OUT
2109 Kecoughtan	43D	Occupied	7/24/2023	\$ 1,217.95	8/15/2023	22	MOVED OUT

Building Name	Name	Status	Start Date	Opening Bal.	Vacated Date	Occupied	Disposition
2111 Kecoughtan	51A	Vacant					
2111 Kecoughtan	51B	Vacant					
2111 Kecoughtan	52A	Vacant					
2111 Kecoughtan	52B	Vacant					

Building Name	Name	Status	Start Date	Opening Bal.	Vacated Date	Occupied	Disposition
2113 Kecoughtan	61A	Vacant					
2113 Kecoughtan	61B	Vacant					
2113 Kecoughtan	61C	Vacant					
2113 Kecoughtan	61D	Vacant					
2113 Kecoughtan	62A	Vacant					
2113 Kecoughtan	62B	Vacant					
2113 Kecoughtan	62C	Vacant					
2113 Kecoughtan	62D	Vacant					
2113 Kecoughtan	63A	Vacant					
2113 Kecoughtan	63B	Vacant					
2113 Kecoughtan	63C	Vacant					
2113 Kecoughtan	63D	Vacant					

Unit		Status	Start Date	Opening Bal.	Days		Disposition
Building Name	Name				Vacated Date	Occupied	
2115 Kecoughtan	71A	Occupied	7/24/2023	\$ -	9/1/2023	39	MOVED OUT
2115 Kecoughtan	71B	Vacant					
2115 Kecoughtan	71C	Vacant					
2115 Kecoughtan	71D	Vacant					
2115 Kecoughtan	72A	Vacant					
2115 Kecoughtan	72B	Occupied	7/24/2023	\$ 1,351.35	8/31/2023	38	MOVED OUT
2115 Kecoughtan	72C	Vacant					
2115 Kecoughtan	72D	Vacant					
2115 Kecoughtan	73A	Vacant					
2115 Kecoughtan	73B	Occupied	7/24/2023	\$ (382.98)	9/11/2023	49	MOVED OUT
2115 Kecoughtan	73C	Vacant					
2115 Kecoughtan	73D	Vacant					

Building Name	Name	Status	Start Date	Opening Bal.	Vacated Date	Occupied	Disposition
2117 Kecoughtan	81A	Vacant					
2117 Kecoughtan	81B	Occupied	7/24/2023	\$ 3,715.11	9/15/2023	53	MOVED OUT
2117 Kecoughtan	82A	Occupied	7/24/2023	\$ 58.25	7/24/2023	0	MOVED OUT
2117 Kecoughtan	82B	Vacant					

Building Name	Name	Status	Start Date	Opening Bal.	Vacated Date	Occupied	Disposition
2119 Kecoughtan	81C	Vacant					
2119 Kecoughtan	81D	Vacant					
2119 Kecoughtan	82C	Vacant					
2119 Kecoughtan	82D	Occupied	7/24/2023	\$ 2,189.95	9/18/2023	56	MOVED OUT

Unit		Status	Start Date	Opening Bal.	Days		Disposition
Building Name	Name				Vacated Date	Occupied	
2121 Kecoughtan	91A	Occupied	7/24/2023	\$ 4,624.15	8/21/2023	28	MOVED OUT
2121 Kecoughtan	91B	Occupied	7/24/2023	\$ 258.68	9/29/2023	67	MOVED OUT
2121 Kecoughtan	91C	Occupied	7/24/2023	\$ 4,304.33	8/24/2023	31	MOVED OUT
2121 Kecoughtan	91D	Vacant					
2121 Kecoughtan	92A	Occupied	7/24/2023	\$ 3,292.00	9/29/2023	67	MOVED OUT
2121 Kecoughtan	92B	Occupied	7/24/2023	\$ 10,982.50	9/11/2023	49	EVICTON
2121 Kecoughtan	92C	Vacant					
2121 Kecoughtan	92D	Vacant					
2121 Kecoughtan	93A	Vacant					
2121 Kecoughtan	93B	Vacant					
2121 Kecoughtan	93C	Occupied	7/24/2023	\$ 13,804.80	9/11/2023	49	EVICTON
2121 Kecoughtan	93D	Vacant					



**Photographs on this
page taken by Page
Londrey (Tranzon Key)
on July 21, 2023**



Photograph taken by Seth White (Tranzon Key) on August 16, 2023



Photograph taken by Seth White (Tranzon Key) on August 16, 2023



**Photographs were taken by
Drew Levine (KRS Holdings),
November 8, 2023**



2/7/2024

PEST CONTROL REPORT

On 1/26/2024 Inspection was done to 2121 Kecoughtan Rd Hampton, VA 2366.

During the inspection of 2121 Kecoughtan Rd Hampton, VA 2366 all vacant apartment were investigated including the attic and basement area. This apartment complex does not show signs of any active infestation of rodents or any other pest of buildings and structures.

After reviewing the current and previous information gathered of the inside and outside of the apartment complex It is my determination that 2121 Kecoughtan Rd Hampton, VA 2366 is void of any of the identifying factors related to rodent infestations. Here's a list of factors evaluated to make my decision.

- During inspections there was no live rodent observe. Generally rodent behavior dictates avoidance of human contact. Rodents will become more active without human occupancy to disturb their habits, this would have easily been observed but was absent during all inspections. All kitchen cabinets, bedroom closets, behind refrigerators, attics, and basement in apartments have been inspected without one rodent being observed. I will also add that trash-out crew were working in the apartments during the later half of our investigation and none of the workers reported any sightings of rodents.
- There was some activity with our monitoring experiment, this would be consider normal. We observe indications of access of other pest such as squirrels and cats.
- After 2 months of monitoring rodent bait stations throughout the property there is a low amount of rodent bait consumption. Simply put, rodents are not feeding on the bait. We use rodent bait feeding behavior to measure the possible rodent population around the building and neighborhood. Considering how low the consumption rates are, a rat infestation is not possible.

- What I also observed is a lack of sufficient food source. Generally we expect high rodent activity when there is a sufficient food sources. Food and water is the dietary needs of rodent survival and population growth. With the rodent infestation of buildings human occupancy is a huge contributing factor to rodent survivability and the growth of the population. The building has been unoccupied for a considerable amount of time. Without human occupancy in terms of food in the apartments and or human waste there is simply nothing sustainable for rat populations to thrive.

My investigation results are based on my 16 years of experience as a pest control professional combined with documentation formed during multiple inspections.

If you have any question contact Maxxterm at (757) 201-1003 or email:
pestcontrol@maxxterm.com

EXHIBIT F

Violation: Number	Ordinance Type	Parcel	Violation: Created Date	Compliance Due Date	Inspected Date	Violation: Created By	Status	Age	Code Enforcement Area	Aging
VI-0098341	309.1 General Requirements-Pest Elimination	2107 KECOUGHTAN RD Apt. 31D 1003662	3/9/2022			Natiara Satsatin	Summons Requested	394 38		Over 100 Days
VI-0098342	305.3 Interior surfaces	2107 KECOUGHTAN RD Apt. 31D 1003662	3/9/2022			Natiara Satsatin	Summons Requested	394 38		Over 100 Days
VI-0098359	305.4 General Requirements-Interior Structure	2109 KECOUGHTAN RD Apt. 43D 1003662	3/9/2022			Natiara Satsatin	Summons Requested	394 38		Over 100 Days
VI-0098360	305.3 Interior surfaces	2109 KECOUGHTAN RD Apt. 43D 1003662	3/9/2022			Natiara Satsatin	Summons Requested	394 38		Over 100 Days
VI-0105869	304.7 General Requirements-Exterior Structure	2115 KECOUGHTAN RD 1003662	8/19/2022			Sarah Thompson	Summons Requested	231 38		Over 100 Days
VI-0111299	504.2 Plumbing Facilities And Fixture Requirements-Plumbing Systems, Fixtures	2107 KECOUGHTAN RD Apt. 31A 1003662	2/3/2023			Sarah Thompson	Summons Requested	91 38		91-100
VI-0095155	106.1 Unsafe Structure or Structures Unfit for Human Occupancy	2113 KECOUGHTAN RD 1003662	11/2/2021			Natiara Satsatin	Summons Issued	90 38		61-90
VI-0095023	309.1 General Requirements-Pest Elimination	2105 KECOUGHTAN RD Apt. 22C 1003662	11/1/2021			Gary M. Greer	Summons Issued	71 38		61-90
VI-0095024	305.6 General Requirements-Interior Doors	2105 KECOUGHTAN RD Apt. 22C 1003662	11/1/2021			Gary M. Greer	Summons Issued	71 38		61-90
VI-0095046	305.3 Interior surfaces	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095051	305.4 General Requirements-Interior Structure	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095052	504.2 Plumbing Facilities And Fixture Requirements-Plumbing Systems, Fixtures	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095053	603.1 Mechanical And Electrical Requirements-Mechanical Equipment	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095054	604.1 Mechanical And Electrical Requirements-Electrical Facilities	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095055	704.1 Fire Safety Requirements-Fire Protection Systems	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095056	504.1 General Plumbing Systems	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0095057	304.7 General Requirements-Exterior Structure	2107 KECOUGHTAN RD 1003662	11/1/2021			Christopher Fowler	Summons Issued	71 38		61-90
VI-0122748	106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122749	106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 51B 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122750	106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 51A 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122751	106.3.1 Vacating Unsafe Structure	2111 KECOUGHTAN RD Apt. 52B 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122752	106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92C 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122753	106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92D 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122754	106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41D 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122755	106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41C 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122756	106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 41A 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122759	106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD Apt. 81B 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122757	106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 43B 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122758	106.3.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 43C 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122760	106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD Apt. 82B 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122761	106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 92A 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122763	106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 11C 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122764	106.3.1 Vacating Unsafe Structure	2119 KECOUGHTAN RD Apt. 82C 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122765	106.3.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 91C 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122766	106.3.1 Vacating Unsafe Structure	2117 KECOUGHTAN RD 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122767	106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 71D 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122769	106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 73D 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122770	106.3.1 Vacating Unsafe Structure	2115 KECOUGHTAN RD Apt. 71B 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122774	106.3.1 Vacating Unsafe Structure	2113 KECOUGHTAN RD 1003662	9/29/2023			Megan Lands	Work in Progress	34 38		31-60
VI-0122775	309.1 General Requirements-Pest Elimination	2109 KECOUGHTAN RD Apt. 43A 1003662	12/9/2021			Natiara Satsatin	Summons Issued	33 38		31-60
VI-0095943	604.1 Mechanical And Electrical Requirements-Electrical Facilities	2105 KECOUGHTAN RD Apt. 22C 1003662	12/9/2021			Natiara Satsatin	Summons Issued	33 38		31-60
VI-0122816	106.3.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12C 1003662	10/2/2023			Megan Lands	Work in Progress	31 38		31-60
VI-0122818	106.3.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD Apt. 21A 1003662	10/2/2023			Megan Lands	Work in Progress	31 38		31-60
VI-0122819	106.3.1 Vacating Unsafe Structure	2105 KECOUGHTAN RD Apt. 21C 1003662	10/2/2023			Megan Lands	Work in Progress	31 38		31-60

VI-0122872	106.3.1.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD 1003662	10/2/2023	Megan Lands	Work in Progress	31 3B	31-60
VI-0122867	106.3.1.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 97B 1003662	10/2/2023	Megan Lands	Work in Progress	31 3B	31-60
VI-0122868	106.3.1.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93B 1003662	10/2/2023	Megan Lands	New	31 3B	31-60
VI-0122869	106.3.1.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12A 1003662	10/2/2023	Megan Lands	Work in Progress	31 3B	31-60
VI-0122870	106.3.1.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93C 1003662	10/2/2023	Megan Lands	Work in Progress	31 3B	31-60
VI-0122871	106.3.1.1 Vacating Unsafe Structure	2121 KECOUGHTAN RD Apt. 93D 1003662	10/2/2023	Megan Lands	Work in Progress	31 3B	31-60
VI-0123496	106.3.1.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123491	106.3.1.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123492	106.3.1.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 11A 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123493	106.3.1.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 12D 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123494	106.3.1.1 Vacating Unsafe Structure	2101 KECOUGHTAN RD Apt. 13C 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123497	106.3.1.1 Vacating Unsafe Structure	2103 KECOUGHTAN RD Apt. 21B 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123498	106.3.1.1 Vacating Unsafe Structure	2105 KECOUGHTAN RD 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123499	106.3.1.1 Vacating Unsafe Structure	2105 KECOUGHTAN RD Apt. 21D 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123500	106.3.1.1 Vacating Unsafe Structure	2107 KECOUGHTAN RD 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123502	106.3.1.1 Vacating Unsafe Structure	2107 KECOUGHTAN RD Apt. 31B 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123503	106.3.1.1 Vacating Unsafe Structure	2107 KECOUGHTAN RD Apt. 31D 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123504	106.3.1.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30
VI-0123505	106.3.1.1 Vacating Unsafe Structure	2109 KECOUGHTAN RD Apt. 42D 1003662	10/17/2023	Megan Lands	New	16 3B	15 - 30

Colonial Landing

Building	Apartment	Code	Deficiency	Notes
2101	Building	305.3	Replace deteriorated window sill	2nd floor landing
		304.7	Repair all areas of roof where water is ponding	Roof
	11A			Occupied
	11B	305.6	Properly install all interior doors	
		704.6	Install all missing smoke alarms	
		305.1	Replace all light fixtures that are missing globes	
	11C	106.3.1	Unsafe for human occupancy	
	11D	304.15	Secure entry door lockset	
	12A			
	12B			
	12C			
	12D	602.1	Replace damaged baseboard heaters	Occupied
	13A			
	13B			
	13C			
	13D			Occupied
2103	Building	704.1	Replace missing fire extinguishers on each floor	
		402.1	Repair or replace all common hall lighting to be in good working condition	
		305.4	Replace uneven/ damaged floor covering	2nd floor landing
	21B	603.1	Replace stove	
	22B	305.3	Replace moisture damaged bathroom walls	
2105	Building	305.3	Replace moisture damaged hall ceiling	2nd floor landing
		304.13	Repair window and trim to make weatherproof and enclose gap between the two	2nd floor landing
		305.4	Replace uneven/ damaged floor covering	2nd floor landing
	21D	305.3	Replace all moisture damaged cabinets, cabinets doors and drawers, & countertops	Occupied
		305.3	Replace all buckled flooring in kitchen and dining room	
		305.3	Repair chipping/ peeling tub	
		309.1	Treat unit for insect infestation	
2107	Building	704.1	Replace missing fire extinguishers on each floor	
		304.7	Repair all areas of roof where water is ponding	Roof
	31A	305.4	Replace all deteriorated flooring	
		305.3	Replace moisture damaged walls in water heater closet	
		504.2	Secure shower head	
		305.6	Secure loose locksets/ doorknobs	
	31B	305.3	Replace moisture damaged ceiling in bathroom	
	31C	603.1	Repair or replace stove	
	32C	603.1	Repair or replace baseboard heaters	
		305.3	Repair chipping/ peeling tub	

		504.2	Replace missing cold water knob on tub	
		504.2	Replace missing shower head	
		504.2	Secure bathroom sink & vanity	
		305.1	Replace broken toothbrush/soap dish	
		305.3	Enclose opening in water heater closet	
		309.1	Exterminate unit for Rodents & Insects	
		304.13	Repair or replace bedroom window	
		304.13	Replace missing bedroom window	
		305.3	Repair moisture damage in bedroom closet	
		305.4	Replace uneven/ damaged floor covering	
		305.3	Replace all moisture damaged cabinets, cabinets doors and drawers, & countertops	
		305.4	Replace all damaged floor covering/ carpet damaged by rodents	
		305.6	Secure lockset	
2109	Building	704.1	Replace missing fire extinguishers on each floor	
		304.13	Replace broken window	2nd floor landing
		604.3	Secure original panel box location	
		304.7	Repair all areas of roof where water is ponding	Roof
		Condemned		
	41D	504.2	Repair all clogged drains in unit	
		504.2	Secure toilet to floor and replace missing toilet seat	
		305.3	Replace uneven/ damaged flooring and floor covering	
		704.6	Replace missing smoke alarms	
		305.3	Replace moisture damaged ceiling where cracked and sagging	
	42D			Occupied
	43A	106.3.1	Condemned	
2111	Condemned			
	Building	304.6	Replace deteriorated wood trim on exterior	
		304.13	Replace broken glass on entry door to building	
		304.16	Eliminate standing water in basement	
	51B	305.3	Replace moisture damaged ceiling	
		504.2	Repair clogged drains	
		305.3	Repair or replace vanity (deteriorated)	
		504.2	Replace missing shower head	
		305.3	Replace deteriorated base and shoe mold	
		308.1	Remove all trash and debris	
		304.15	Replace door jamb on entry door	
	52A	304.13	Replace broken window	
		504.2	Secure toilet to floor	
		305.3	Replace or remove weak, unsecure panelling on wall	
		305.6	Replace missing door knobs/ locksets	
		603.1	Secure thermostat to wall	

		603.1	Replace HVAC filter	
2113	Building	Condemned		
		304.16	Eliminate standing water in basement	
		305.3	Repair all chipping paint	
		304.15	Replace basement egress door	
2115	Building	Condemned		
		304.13	Replace missing window	2nd floor landing
		305.3	Replace deteriorated window sill	
		304.7	Repair all sagging areas of roof and all areas with ponding water	Roof
		305.4	Replace uneven/ damaged floor covering	
	71B	305.3	Replace all moisture damaged walls	
	71C	505.4	Install discharge pipe from water heater pressure relief valve	
		305.3	Repair or replace kitchen cabinets	
	72A	305.3	Replace bedroom ceiling	
	72C	305.6	Replace door jamb at water heater closet	
	72D	304.13	Repair or Replace kitchen window	
		305.3	Replace bathroom vanity	
	73D	305.4	Replace deteriorated flooring throughout unit	
		305.3	Replace moisture damaged walls	
		603.1	Replace missing cover panel on HVAC unit	
		305.3	Replace moisture damaged/ deteriorated window sill & trim	
		305.6	Secure all doors on hinges	
		305.3	Repair all holes in walls	
		305.3	Enclose all openings in water heater closet	
		305.4	Repair weak bathroom subfloor	
		305.4	Replace bathroom floor and floor covering	
		305.3	Repair or replace bathtub	
		504.2	Secure toilet to floor	
		504.2	Replace missing shower head	
		305.4	Repair hole in kitchen floor and replace floor covering	
2117	Building	605.3	Re-install missing light fixture in bedroom	
	81A	305.4	Replace deteriorated flooring throughout unit	
	82A	305.3	Repair or replace kitchen cabinets	
		305.6	Secure loose locksets/ doorknobs	
	82D	308.1	Clean out unit of rubbish and garbage	
2119	Building	106.3.1	Unsafe for Human occupancy	
	81D	304.15	Re-install front entry door to building	
		305.1	Replace all missing sheetrock in unit to a finished condition	
		602.1	Replace damaged baseboard heater	
		605.1	Replace missing light fixtures throughout unit	
		505.4	Install discharge pipe from water heater pressure relief valve	

2121	82B	304.13	Replace broken window	
	82C	504.2	Repair leaking kitchen sink faucet	
	82D	305.1	Reglaze tub	
	91B	106.3.1	Unsafe for human occupancy	
		305.3	Replace moisture damaged ceiling in bathroom where collapsed	
		305.3	Replace all moisture damaged walls	
		305.3	Replace moisture damaged kitchen cabinets	
	92A	305.3	Replace bedroom ceiling where cracked and falling in	
		305.1	Clean and reglaze tub	

Colonial Landing

All units must be treated for rodents and insects

All units will require appliances

All units will require smoke alarms

Conditions may have changed and more violations may arise.

These items were deficiencies observed September 28th-30th 2023

Building	Apartment	Code	Deficiency	Notes
2101	Building	305.3	Replace deteriorated window sill	2nd floor landing Roof
		304.7	Repair all areas of roof where water is ponding	
		704.6	Install smoke alarms in common halls	
		309.1	Treat entire building (All Units) for rodent and insect infestation	
		106.3.1	Vacating Unsafe Structures	
		106.1	Unsafe or Unfit for Human Occupancy	
	11A	305.3	Replace moisture damaged bathroom ceiling	
		309.1	Treat unit for rodent and insect infestation	
	11B	106.3.1	Unsafe for human occupancy	
		309.1	Treat unit for rodent and insect infestation	
	11C	106.3.1	Unsafe for human occupancy	
		309.1	Treat unit for rodent and insect infestation	
	11D	305.3	Replace moisture damaged bathroom ceiling	
		605.3	Replace hallway light fixture	
		305.6	Secure all doorknobs	
		304.13	Replace broken bedroom window	
		305.6	Replace closet door	
		504.1	Repair clogged kitchen sink drain	
		305.5	Replace moisture damaged kitchen cabinets	
		106.3.1	Treat unit for rodent and insect infestation	
	12A	106.3.1	Unsafe for human occupancy	
		309.1	Treat unit for rodent and insect infestation	
	12B	106.3.1	Unsafe for human occupancy	
		309.1	Treat unit for rodent and insect infestation	
	12C	305.3	Replace moisture damaged bathroom ceiling	
		309.1	Treat unit for rodent and insect infestation	
	12D	602.1	Replace all rusted/damaged baseboard heaters	
		305.3	Replace moisture damaged ceiling	
		309.1	Treat unit for rodent and insect infestation	
	13A	309.1	Treat unit for rodent and insect infestation	
	13B	305.4	Replace bathroom floor	
		305.3	Reglaze, resurface, or replace tub	
		505.4	Install discharge pipe from water heater pressure relief valve	
		309.1	Treat unit for rodent and insect infestation	
	13C	305.3	Reglaze, resurface, or replace tub	
		305.3	Replace all moisture damaged ceilings and walls	
		309.1	Treat unit for rodent and insect infestation	
	13D	305.4	Repair damaged floors and floor coverings to be a safe and level walking surface	
		305.3	Replace moisture damaged ceiling	
		309.1	Treat unit for rodent and insect infestation	
2103	Building	309.1	Treat entire building (All Units) for rodent and insect infestation	
		106.1	Unsafe or Unfit for Human Occupancy	
		106.3.1	Vacating Unsafe Structures	
		704.6	Install smoke alarms in common halls	
	21A	106.3.1	Unsafe for human occupancy	
		309.1	Treat unit for rodent and insect infestation	
	21B	305.3	Replace all moisture damaged walls and ceilings	
		305.3	Reglaze Tub	
		504.1	Secure shower head	
		305.4	Repair damaged floors and floor coverings to be a safe and level walking surface	

		309.1	Treat unit for rodent and insect infestation
		603.1	Repair or replace stove
	22A	309.1	Treat unit for rodent and insect infestation
	22B	305.3	Repair hole in livingroom wall
		305.4	Replace bathroom floor
		501.1	Replace toilet tank lid
		602.1	Replace all rusted/damaged baseboard heaters
		504.1	Repair all clogged drains
		305.3	Replace moisture damaged kitchen cabinets
		309.1	Treat unit for rodent and insect infestation
2105	Building	309.1	Treat entire building (All Units) for rodent and insect infestation
		106.1	Unsafe or Unfit for Human Occupancy
		106.3.1	Vacating Unsafe Structures
		704.6	Install smoke alarms in common halls
	21C	504.1	Repair all plumbing issues
		305.3	Repair/ Replace all moisture damaged walls and ceilings
		309.1	Treat unit for rodent and insect infestation
		305.4	Repair damaged floors and floor coverings to be a safe and level walking surface
	21D	305.3	Replace all moisture damaged cabinets, cabinets doors and drawers, & countertops
		305.4	Replace all buckled flooring in kitchen and dining room
		305.3	Repair chipping/ peeling tub
		309.1	Treat unit for rodent and insect infestation
	22C	305.4	Repair damaged floors and floor coverings to be a safe and level walking surface
		305.3	Repair chipping/ peeling tub
		504.2	Secure toilet to floor
		305.6	Secure all interior doors on hinges
		309.1	Treat unit for rodent and insect infestation
		603.1	Repair or replace stove
	22D	309.1	Treat unit for rodent and insect infestation
2107	Building	309.1	Treat entire building for infestation
		106.1	Unfit or Unsafe for Human Occupancy
		106.3.1	Vacating Unsafe Structures
	31A	603.1	Repair or replace stove
		305.4	Repair or replace all flooring in unit to provide safe and level walking surface
		305.3	Replace moisture damaged walls
		305.6	Secure all door knobs
		305.3	Reglaze Tub
		504.1	Secure shower head
		305.4	Repair or replace floor in water heater closet
	31B	305.3	Replace moisture damaged ceiling in bathroom
		504.1	Repair leak above bathroom
		305.4	Repair or replace kitchen floor
	31C	305.4	Repair or replace all flooring in unit to provide safe and level walking surface
		305.3	Repair/ Replace all moisture damaged walls and ceilings
		305.6	Secure all doorknobs
		603.1	Repair or replace stove
		504.1	Repair leak under kitchen sink
		305.3	Repair or replace access panel in water heater closet
		305.3	Reglaze Tub
	31D		
	32A	605.1	Repair all electrical outlets and install cover plates
		305.3	Repair/ Replace all moisture damaged walls and ceilings
	32B	305.3	Repair/ Replace all moisture damaged walls and ceilings
		305.4	Repair or replace kitchen floor and covering
	32C	603.1	Repair or replace baseboard heaters
		305.3	Repair chipping/ peeling tub
		504.2	Replace missing cold water knob on tub
		504.2	Replace missing shower head
		504.2	Secure bathroom sink & vanity

		305.1 Replace broken toothbrush/soap dish 305.3 Enclose opening in water heater closet 309.1 Exterminate unit for Rodents & Insects 304.13 Repair or replace bedroom window 304.13 Replace missing bedroom window 305.3 Repair moisture damage in bedroom closet 305.4 Replace uneven/ damaged floor covering 305.3 Replace all moisture damaged cabinets, cabinets doors and drawers, & countertops 305.4 Replace all damaged floor covering/ carpet damaged by rodents 305.6 Secure lockset	
		32D 305.6 Secure all doorknobs 305.3 Reglaze Tub	
2109	Building	704.1 Replace missing fire extinguishers on each floor 304.13 Replace broken window 604.3 Secure original panel box location 106.1 Vacating Unsafe Structures 106.3.1 Unsafe or Unfit for Human Occupancy 304.7 Repair all areas of roof where water is ponding 309.1 Treat entire building (All Units) for rodent and insect infestation	2nd floor landing
	41A	305.3 Repair/ Replace all moisture damaged walls and ceilings 305.4 Repair or replace all flooring in unit to provide safe and level walking surface 106.3.1 Unsafe for human occupancy	Roof
	41B	305.3 Repair/ Replace all moisture damaged walls and ceilings 305.4 Repair or replace all flooring in unit to provide safe and level walking surface 106.3.1 Unsafe for human occupancy	
	41C	305.3 Repair/ Replace all moisture damaged walls and ceilings 305.4 Repair or replace all flooring in unit to provide safe and level walking surface 106.3.1 Unsafe for human occupancy	
	41D	504.2 Repair all clogged drains in unit 504.2 Secure toilet to floor and replace missing toilet seat 305.3 Replace uneven/ damaged flooring and floor covering 704.6 Replace missing smoke alarms 305.3 Replace moisture damaged ceiling where cracked and sagging 106.3.1 Unsafe for human occupancy	
	42A	305.3 Replace moisture damaged ceiling	
	42B	305.3 Replace moisture damaged bathroom wall	
	42C	505.4 Install discharge pipe from water heater pressure relief valve 305.3 Repair/ Replace all moisture damaged walls and ceilings 305.4 Repair or replace living room floor to provide safe and level walking surface	
	42D	305.4 Replace deteriorated are of floor outside of bathroom	
	43A	106.3.1 Unsafe for human occupancy	
	43B	106.3.1 Unsafe for human occupancy	
	43C	106.3.1 Unsafe for human occupancy	
	43D	305.3 Replace uneven/ damaged flooring and floor covering	
2111	Building	304.6 Replace deteriorated wood trim on exterior 304.13 Replace broken glass on entry door to building 304.16 Eliminate standing water in basement 106.1 Vacating Unsafe Structures 106.3.1 Unsafe for human occupancy 309.1 Treat entire building (All Units) for rodent and insect infestation	
	51A	305.6 Repair/ Replace all moisture damaged walls and ceilings 305.3 Replace uneven/ damaged flooring and floor covering 106.3.1 Unsafe for human occupancy 309.1 Treat unit for rodent and insect infestation	
	51B	305.3 Replace uneven/ damaged flooring and floor covering 106.3.1 Unsafe for human occupancy 309.1 Treat unit for rodent and insect infestation 305.6 Repair/ Replace all moisture damaged walls and ceilings	

		52A 309.1 Treat unit for rodent and insect infestation 305.6 Repair/ Replace all moisture damaged walls and ceilings 305.3 Replace moisture damaged window sill	
		52B 309.1 Treat unit for rodent and insect infestation 305.6 Repair/ Replace all moisture damaged walls and ceilings 106.3.1 Unsafe for human occupancy	
2113	Building	106.3.1 Vacating Unsafe Structures 106.1 Unsafe or Unfit for Human Occupancy 309.1 Treat entire building (All Units) for rodent and insect infestation	Fire Building
2115	Building	106.3.1 Vacating Unsafe Structures 106.1 Unsafe or Unfit for Human Occupancy 304.7 Repair all sagging areas of roof and all areas with ponding water 305.4 Replace uneven/ damaged floor covering 309.1 Treat entire building (All Units) for rodent and insect infestation	Roof
	71A	305.3 Reglaze tub 309.1 Treat unit for rodent and insect infestation	
	71B	305.3 Replace all moisture damaged walls 305.4 Replace all moisture damaged floors 309.1 Treat unit for rodent and insect infestation 106.3.1 Unsafe for human occupancy	
	71C	505.4 Install discharge pipe from water heater pressure relief valve 305.3 Repair or replace kitchen cabinets 309.1 Treat unit for rodent and insect infestation 305.3 Replace all moisture damaged walls 304.13 Replace broken window	
	71D	309.1 Treat unit for rodent and insect infestation 305.3 Replace all moisture damaged walls and ceilings 305.4 Replace all moisture damaged floors 106.3.1 Unsafe for human occupancy	
	72A	305.3 Replace bedroom ceiling 309.1 Treat unit for rodent and insect infestation 305.3 Replace all moisture damaged walls 305.4 Replace all moisture damaged floors 305.3 Reglaze tub 505.4 Install discharge pipe from water heater pressure relief valve	
	72B	309.1 Treat unit for rodent and insect infestation 305.3 Replace all moisture damaged walls 305.4 Replace all moisture damaged floors 305.3 Reglaze tub	
	72C	305.6 Replace door jamb at water heater closet 309.1 Treat unit for rodent and insect infestation 304.13 Repair or replace broken window 304.13 Secure window sash	
	72D	304.13 Repair or Replace kitchen window 305.3 Replace bathroom vanity 309.1 Treat unit for rodent and insect infestation 305.4 Provide safe and level walking surface throughout unit	
	73A	305.3 Reglaze tub 309.1 Treat unit for rodent and insect infestation 603.1 Repair or replace stove	
	73B	309.1 Treat unit for rodent and insect infestation 603.1 Repair or replace stove 305.3 Repair or replace bathroom floor	
	73C	106.3.1 Unsafe for human occupancy 305.3 Replace moisture damaged walls and ceilings 603.1 Repair or replace stove 309.1 Treat unit for rodent and insect infestation 305.3 Reglaze tub 304.13 Replace deteriorated window sill	

		305.4	Provide safe and level walking surface throughout unit
	73D	305.4	Replace deteriorated flooring throughout unit
		305.3	Replace moisture damaged walls
		603.1	Replace missing cover panel on HVAC unit
		305.3	Replace moisture damaged/ deteriorated window sill & trim
		305.6	Secure all doors on hinges
		305.3	Repair all holes in walls
		305.3	Enclose all openings in water heater closet
		305.4	Repair weak bathroom subfloor
		305.4	Replace bathroom floor and floor covering
		305.3	Repair or replace bathtub
		504.2	Secure toilet to floor
		504.2	Replace missing shower head
		305.4	Repair hole in kitchen floor and replace floor covering
		309.1	Treat unit for rodent and insect infestation
		106.3.1	Unsafe for human occupancy
2117	Building	605.3	Re-install missing light fixture in bedroom
		106.1	Unsafe or Unfit for Human Occupancy
		106.3.1	Vacating Unsafe Structures
		309.1	Treat entire building (All Units) for rodent and insect infestation
	81A	305.4	Replace deteriorated flooring throughout unit
		309.1	Treat unit for rodent and insect infestation
	81B	106.3.1	Unsafe for human occupancy
		305.4	Provide safe and level walking surface throughout unit
		309.1	Treat unit for rodent and insect infestation
		305.3	Replace moisture damaged walls
	82A	305.3	Repair or replace kitchen cabinets
		504.2	Secure/ replace shower head
		305.6	Secure loose locksets/ doorknobs
		106.3.1	Unsafe for human occupancy
		305.3	Reglaze tub
		309.1	Treat unit for rodent and insect infestation
	82B	106.3.1	Unsafe for human occupancy
		504.2	Replace shower head
		309.1	Treat unit for rodent and insect infestation
		305.3	Replace bathroom vanity
		304.13	Repair or replace broken window
	82D	308.1	Clean out unit of rubbish and garbage
2119	Building	106.3.1	Vacating Unsafe Structures
		106.1	Unsafe or Unfit for Human Occupancy
		309.1	Treat unit for rodent and insect infestation
	81C	602.1	Replace all rusted/damaged baseboard heaters
		305.3	Reglaze tub
		305.3	Replace moisture damaged ceilings
	81D	305.3	Replace moisture damaged ceilings
		305.1	Replace all missing sheetrock in unit to a finished condition
		602.1	Replace damaged baseboard heaters
		605.1	Replace missing light fixtures throughout unit
		106.3.1	Unsafe for human occupancy
		505.4	Install discharge pipe from water heater pressure relief valve
	82B	304.13	Replace broken window
		309.1	Treat unit for rodent and insect infestation
	82C	504.2	Repair leaking kitchen sink faucet
		106.3.1	Unsafe for human occupancy
		305.3	Replace moisture damaged ceilings and walls
		305.4	Provide safe and level walking surface throughout unit
		309.1	Treat unit for rodent and insect infestation
	82D	305.1	Reglaze tub
		308.1	Clear unit of all rubbish and trash

		309.1	Treat unit for rodent and insect infestation
		305.3	Replace deteriorated door frames
		304.13	Repair unsecure window
2121	Building	106.3.1	Vacating Unsafe Structures
		106.1	Unsafe or Unfit for Human Occupancy
		309.1	Treat entire building for rodent and insect infestation
		304.7	Repair all sagging areas of roof and all areas with ponding water
		704.6	Install smoke alarms in common halls
	91A	309.1	Treat unit for rodent and insect infestation
		504.2	Replace faucet handle
		305.3	Replace all moisture damaged walls
		505.4	Install discharge pipe from water heater pressure relief valve
	91B	106.3.1	Unsafe for human occupancy
		305.3	Replace moisture damaged ceiling in bathroom where collapsed
		305.3	Replace all moisture damaged walls
		308.1	Clear unit of all rubbish and trash
		504.2	Repair leak under kitchen sink
		309.1	Treat unit for rodent and insect infestation
		305.4	Provide safe and level walking surface throughout unit
		305.3	Replace moisture damaged kitchen cabinets
	91C	106.3.1	Unsafe for human occupancy
		305.4	Provide safe and level walking surface throughout unit
	91D	106.3.1	Unsafe for human occupancy
		305.4	Provide safe and level walking surface throughout unit
	92A	305.3	Replace bedroom ceiling where cracked and falling in
		305.1	Clean and reglaze tub
		305.4	Provide safe and level walking surface throughout unit
		305.3	Reglaze tub
		106.3.1	Unsafe for human occupancy
		305.3	Replace bathroom vanity
		309.1	Treat unit for rodent and insect infestation
	92B	309.1	Treat unit for rodent and insect infestation
		305.1	Reglaze tub
		305.1	Repair or replace sinks
		106.3.1	Unsafe for human occupancy
	92C	106.3.1	Unsafe for human occupancy
		309.1	Treat unit for rodent and insect infestation
		305.3	Replace bathroom ceiling
	92D	106.3.1	Unsafe for human occupancy
		309.1	Treat unit for rodent and insect infestation
		305.1	Reglaze tub
		305.4	Replace kitchen floor and covering
		305.3	Replace moisture damaged ceilings and walls
	93A	309.1	Treat unit for rodent and insect infestation
		305.1	Reglaze tub
		305.4	Provide safe and level walking surface throughout unit
		305.3	Replace moisture damaged ceilings and walls
		305.6	Secure loose locksets/ doorknobs
	93B	106.3.1	Unsafe for human occupancy
		309.1	Treat unit for rodent and insect infestation
		305.3	Replace all moisture damaged walls and ceilings
		305.4	Provide safe and level walking surface throughout unit
	93C	106.3.1	Unsafe for human occupancy
		309.1	Treat unit for rodent and insect infestation
		305.3	Replace all moisture damaged walls nd ceilings
		305.1	Reglaze tub
	93D	306.3.1	Unsafe for human occupancy
		309.1	Treat unit for rodent and insect infestation
		305.3	Replace all moisture damaged ceilings and walls

HAMPTON VA

April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2121 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam.

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2119 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

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Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2117 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

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Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2115 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

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Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2113 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

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MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2111 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

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Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2109 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

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Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2107 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2105 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2103 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.



April 8, 2024

KRS Holdings
Registered Agent: Curtis D. Gordon
Dankos, Gordon, and Tucker PC
1360 E Parham Rd. Suite 200
Richmond, VA 23228

Re: 2101 Kecoughtan Rd. Hampton, VA

Dear Sir/Madam,

As an owner or person having interest in the property referenced above, you are hereby notified that effective immediately, the Certificate of Occupancy for all residential dwelling units at this address has been revoked for repeated violations of the USBC pursuant to the Virginia Construction Code 2018 section outlined below:

116.3 Suspension or Revocation of Certificate

A certificate of occupancy may be revoked or suspended whenever the building official discovers that such certificate was issued in error or on the basis of incorrect information, or where there are repeated violations of the USBC after the certificate has been issued or when requested by the code official under Section 106.6 of the VMC. The revocation or suspension shall be in writing and shall state the necessary corrections or conditions for the certificate to be reissued or reinstated in accordance with Section 116.3.1. The required corrective actions are listed below:

Bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Obtain the required permits and pass all required inspections. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024

Please contact me at (757) 726-6951 or peprisco@hampton.gov with any questions you may have regarding this matter.

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Documents Submitted
by
A10 Capital

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WILLIAMS MULLEN

Direct Dial: 757.629.0606
gpalmer@williamsmullen.com

May 17, 2024

BY EMAIL

W. Travis Luter, Sr., CBO
Secretary to the State Building Code
Technical Review Board
Virginia Department of Housing
and Community Development (DHCD)
TRAVIS.LUTER@DHCD.VIRGINIA.GOV

Re: 2101-2121 Kecoughtan Road, Hampton Virginia (tax parcel 1003662) (the "Property")

Dear Mr. Luter,

Please find attached A10 Capital, LLC's ("A10") Application for Administrative Appeal (the "Application") from the City of Hampton Building Code Board of Appeals' Resolution of April 9, 2024 (the "Resolution"). Along with the Application, we are including the following records:

1. The City of Hampton Code Official's enforcement decisions being appealed (the "Enforcement Decisions");
2. A copy of the Resolution of the City of Hampton Building Code Board of Appeals; and
3. A statement of specific relief being sought by A10.

Please note that we have not included the attachments referenced in the February 20, 2024 Enforcement Decisions. We hereby request that those attachments to the Enforcement Decisions be permitted for submission as the basic appeal documents that are not subject to the Board's Policy No. 14. If these documents are subject to the Board's applicable page limit, we request that the Board Chair grant relief for those attachments to the Enforcement Decisions to be provided, so that the Board will have a complete record for its consideration. In addition, we do anticipate providing drone footage of the Property in response to the request for documents to be submitted by the applicant to present to the Board during the hearing.

Thank you for your assistance.

Sincerely yours,



Grady A. Palmer



05/22/2024

PEST CONTROL REPORT

Update: After a careful evaluation of information gathered between **02/01/2024 to 05/20/2023** at the property of **2121 Kecoughtan Rd Hampton, VA 2366** I have **determined this property remains clear of evidence of any rodent infestation**. I have seen no significant change from the evaluations done previously to indicate the presence of a rodent infestation. In my determination, I also evaluated the conditions conducive to rodent population growth which are not present and have not changed since the previous inspections. To understand more about the conditions needed for rodent infestations that were evaluated read my inspection conducted on **1/26/2024**

On 1/26/2024 Inspection was done to 2121 Kecoughtan Rd Hampton, VA 2366.

During the inspection of 2121 Kecoughtan Rd Hampton, VA 2366 all vacant apartments were investigated including the attic and basement area. This apartment complex does not show signs of any active infestation of rodents or any other pest of buildings and structures.

After reviewing the current and previous information gathered on the inside and outside of the apartment complex It is my determination that 2121 Kecoughtan Rd Hampton, VA 2366 is void of any of the identifying factors related to rodent infestations. Here's a list of factors evaluated to make my decision.

- During inspections, there was no live rodent observed. Generally, rodent behavior dictates avoidance of human contact. Rodents will become more active without human occupancy to disturb their habits, this would have easily been observed but was absent during all inspections. All kitchen cabinets, bedroom closets, behind refrigerators, attics, and basement in apartments have been inspected without one rodent being observed. I will also add that the trash-out crew were working in the apartments during the latter half of our investigation and none of the workers reported any sightings of rodents.

- There was some activity with our monitoring experiment, this would be considered normal. We observe indications of access to other pests such as squirrels and cats.
- After 2 months of monitoring rodent bait stations throughout the property, there is a low amount of rodent bait consumption. Simply put, rodents are not feeding on the bait. We use rodent bait-feeding behavior to measure the possible rodent population around the building and neighborhood. Considering how low the consumption rates are, a rat infestation is not possible.
- What I also observed is a lack of sufficient food sources. Generally, we expect high rodent activity when there is a sufficient food source. Food and water are the dietary needs of rodent survival and population growth. With the rodent infestation of buildings human occupancy is a huge contributing factor to rodent survivability and the growth of the population. The building has been unoccupied for a considerable amount of time. Without human occupancy in terms of food in the apartments and or human waste, there is simply nothing sustainable for rat populations to thrive.

My investigation results are based on my 16 years of experience as a pest control professional combined with documentation formed during multiple inspections.

If you have any questions contact Maxxterm at (757) 201-1003 or email:
pestcontrol@maxxterm.com

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Documents Submitted By City of Hampton

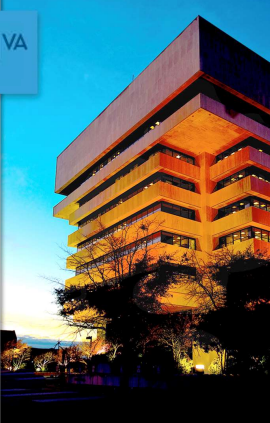
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**Colonial Landing
Apartments**

**2101 - 2121 Kecoughtan
Road**

**Local Board of Building
Code Appeals (LBBCA)
April 9, 2024**



Appeal

Appeal of the Code Official's decision to issue
Notices of Violation – Virginia Maintenance
Code Section 106.1,
declaring all buildings at the property to be
unsafe structures that constitute such a hazard
to occupants and the public that they shall be
razed or removed if not abated within 30 days
of the notice.

Applicable Virginia Maintenance Code Section

106.1 General. This section shall apply to existing structures which are classified as **unsafe or unfit for human occupancy**. All conditions causing such structures to be classified as unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed...Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official shall be permitted to order the demolition of such structures in accordance with applicable requirements of this code.

Case History

- **Since 2016**
 - **871** Violations of the Virginia Maintenance Code & City Code have been noted due to lack of proper maintenance of the property
 - **80** complaints have been received due to:
 - Interior property issues
 - Exterior property issues
 - Mostly tenant initiated

Case History

- **10/29/21** – Due to a high volume of complaints from tenants and conditions observed by codes inspectors, a mass codes inspection of the property was conducted – only gained access to 33 of 92 units. 130 VMC violations cited
- **02/01/22** – Summonses requested for all 114 outstanding VMC violations
- **03/09/22** – Inspected an additional 23 units resulting in 48 additional VMC violations
- **04/19/22** – Obtained Administrative Search Warrants for 34 units
- **04/25/22** – Kimley-Horn inspected site with staff
- **05/05/22** – Received Kimley-Horn report (exhibit 5&6)
- **05/10/22** – First trial date for summonses. Continued to 7/28/22
- **07/28/22** – Judge entered order of guilty for 85 outstanding charges. Fines suspended for 30 days to allow time for abatement.

Case History

- **11/01/22** - Lis Pendens recorded
- **03/13/23** – City filed injunction in Circuit Court for 48 additional violations found on subsequent inspections that were not being adjudicated in GDC, and to ask the court to declare the property a public nuisance
- **July 2023** – Advised that the property is in foreclosure. KRS Solutions new property manager (appointed by Circuit Court to act in that role)
- **08/22/23** – City asked to inspect the property and KRS agreed to allow access (had not had access to property in months and building still occupied)
- **08/23/23** – City removed five remaining cases from the court docket as ownership transferring
- **08/24/23** – KRS now denied access for inspection
- **09/21/23** – Administrative search warrants obtained for all buildings/units (growing concern for remaining occupants)
- **09/25/23** – KRS denied access to execute search warrants (after agreeing to meet us there). Inspected all common areas and open units (condemned 3 buildings and one additional unit)

Case History

- **09/26/23** – Emergency hearing in Circuit Court to seek enforcement of ASW. Judge ordered inspection after the auction
- **09/27/23** – Colonial Landing Apartments auction
- **09/28/23 & 09/29/23** –
 - Executed ASW of all buildings/units
 - 6 of 11 buildings condemned (vacant) Worked with DHS to obtain temporary housing for remaining occupants
- **Early October 2023** –
 - All remaining occupants removed
 - All 11 buildings plus an additional 35 units condemned – **Code Official declared an actual and immediate danger to the occupants and public. Ordered vacation of the unsafe structures**
 - All buildings ordered to be secured from entry
 - KRS ordered to have all first floor windows and doors boarded-up
 - Over **350 additional violations** of the VMC found during inspections

Case History

- **11/13/23** – Lis Pendens removed as it only applied to the original criminal charges
- **11/22/23** – Code Official determined that the unsafe structures constitute such a hazard to occupants and public that it shall be razed or removed if not abated within 30 days of the notice.
- **12/18/23** – Staff met with A10 Capital, their counsel, and the potential purchaser, to discuss the demolition order
 - We told them in order to discuss an extension on or removal of the demolition order, we wanted;
 - An structural engineer's report and additional reports from a plumbing and electrical professional
 - Requested a proposed budget to verify that the potential buyer had funding to remedy conditions identified by the city and contracted engineers

Case Status Update

- Since buildings initially ordered to be secured from entry in early October the City has sent **9 additional notices** requiring the property to be secured
- Property was purchased at auction but closing has not occurred yet

Issues Common to all Buildings

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
- Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains

Building 2101

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Roof structure soft and flexible under membrane

Building 2101

- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Roof structure soft and flexible under membrane
 - Plumbing issues throughout – Leaks, back-ups, etc.
- **Kimley Horn Report – Floors exhibit significant wear, degradation, subfloor buckling, and potential rot**

Demolition of Building 2101

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains

Building 2103

- **Violations observed in 2021 - initial inspection (Only 1 unit inspected)**
 - Electrical
- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.

Demolition of Building 2103

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains

Building 2105

- **Violations observed in 2021 - initial inspection (only 2 units inspected)**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Electrical
- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout
 - Leaks, back-ups, etc.
 - Windows not securely attached to wall framing – moisture intrusion

Demolition of Building 2105

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains

Building 2107

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Electrical
 - Plumbing issues throughout - Leaks, back-ups, etc.
- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.

Demolition of Building 2107

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains
- Roof structure – prolonged ponding

Building 2109

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Electrical
 - Plumbing issues throughout - Leaks, back-ups, etc.

Building 2109

- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Roof structure soft and flexible under membrane

Demolition of Building 2109

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains
- Roof structure – ponding

Building 2111

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Electrical
 - Plumbing issues throughout - Leaks, back-ups, etc.
- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Standing water in basement – improper drainage and moisture intrusion

Demolition of Building 2111

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation

Building 2113

- **Violations observed in 2021 - initial inspection**
 - Fire damaged the entire building
- **Violations observed in September 2023**
 - Building has been gutted and some plumbing, electrical, and fire damage restoration has been done
 - Buildings not secure from elements – open windows, etc.

Demolition of Building 2113

- Destroyed by fire
- Building has been gutted and open to the elements for several years

Building 2115

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Electrical
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Roof structure soft and flexible under membrane

Building 2115

- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Roof structure soft and flexible under membrane

Demolition of Building 2115

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains
- Roof structure – ponding/structural issues

Building 2117

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.

Demolition of Building 2117

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains

Building 2119

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.

Demolition of Building 2119

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains

Building 2121

- **Violations observed in 2021 - initial inspection**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Electrical
 - Plumbing issues throughout - leaks, back-ups, etc.

Building 2121

- **Violations observed in September 2023**
 - Floor & ceilings damaged by water intrusion
 - Ceilings collapsed
 - Floors deteriorated/soft
 - Walls soft from water intrusion
 - Plumbing issues throughout - leaks, back-ups, etc.
 - Roof
 - Water ponding on flat roof - extra load on roof structure
 - Moisture intrusion
 - Roof structure soft and flexible under membrane

Demolition of Building 2121

- Severe water damage/intrusion throughout the building
- Ceiling, floor, and wall structures failing from significant and prolonged moisture intrusion
- Exterior walls in poor condition
 - Stair-step cracking
- Interior units – generally poor condition
- Infestation
- Plumbing leaks & clogged drains
- Roof structure – prolonged ponding

Engineer/Professional Reports

- **A10 was advised that the engineer's reports should contain the following information at a minimum:**
 - Include the evaluation of the 40 units where there was the most significant water damage
 - In all of these units we required that the ceilings and walls be removed so that the issues could be properly assessed by the engineers
 - The code official walked the property on January 3rd and observed that almost all of the walls and ceilings that had severe water damage had new drywall
 - There were never any permits obtained for any work at the property nor any inspections requested
 - Complete Care Plumbing - "there was noticeably replaced ceiling and drywall in several units where we understood past leaks existed but were fixed"
 - Spoke with Mish Engineering who stated that there were no walls or ceilings opened for investigation. They were told to look for areas where it appeared there was water damage.

Engineer/Professional Reports

- The engineering reports that were submitted support what the Code Official had already concluded
- **WPA** reported potential life safety concerns in their report from the site visit conducted on 4/25/22. Most of those issues still exist, such as;
 - There is ponding water and a clogged drain at the roof of 2115. Maintenance at this location shall be addressed before the next significant rainfall event.
 - Portions of the roof decking at 2115 appear to no longer meet their structural purposes. No one other than an expert in roof repair shall access this roof until deemed safe by the roof repair expert. This portion of the roof is not the same portion of the roof with the clogged drain.
 - The bathroom ceilings with moisture damage need maintenance attention as soon as possible.
 - Jurisdictions having authority shall recommend any needed attention regarding insect infestation, potential mold, and general cleanliness.
 - Moisture intrusion appears to be at least partially responsible for several areas of ongoing damage/rot/mold/etc. While no one source of moisture appears to be prominent, the building owner shall be made aware that I believe moisture is entering the building via small roof penetrations, assorted penetrations and maintenance lapses in the exterior walls, the crawl space and associated lack of drainage at the base of the exterior walls, temperature differential between conditioned & unconditioned spaces, plumbing leaks, and possibly other sources.

Engineer/Professional Reports

- **Mish Engineering Concepts**
 - Recommends "opening interior wall / ceiling plaster areas (similar to the work done in Building 2113) to further access framing and for structural inspection and repair reviews where needed."
- **1st Partner Report**
 - "The subject property appeared to be in fair to poor condition."
 - "The low sloped TPO roof over building 2115 was identified to have possible compromised structural elements. The eastern corner of the roof at Building 2115 is noticeably soft, although there are no indications of current or past leaks at the roof top or ceiling below."
 - "The residential unit finishes appeared to be in fair to poor condition. . . . A variety of deficiencies were observed in the accessed units including damaged walls and floors, broken windows, peeling bathtub enamel coating, incomplete repairs, damaged air handlers, missing kitchen appliances, damaged cabinetry, and general unsanitary conditions"

Engineer/Professional Reports

- "Significant areas of moisture damage and suspect microbial growth were observed throughout the interior spaces at the buildings, primarily at the dwelling units. Partner recommends remediation of the moisture damage and suspect microbial growth as part of dwelling unit renovations. Reference costs are not included as they are part of a future renovation budget. This opinion of cost is based solely on the visual assessment of accessible areas. **It is possible that area of impacted material extends behind the visible surfaces identified during the limited visual assessment (i.e. above ceilings, behind walls, under flooring, etc....) which could greatly increase the cost of remediation.**" - They provided no cost for this item in their budget.
- **2nd Partner Report** (Limited Structural Assessment Report)
 - "The evaluation of existing structures requires that certain assumptions be made regarding the existing conditions. Some of these assumptions may not be confirmed without expending additional sums of money and/or destroying otherwise adequate or serviceable portions of the structure."

Additional Considerations - Budget

The City has reviewed the proposed budgets that were submitted and have found numerous discrepancies, including;

- **Partner engineering recommendations not found on the budget:**
 - 31 HVAC split systems – budget calls out 17 HVAC systems
 - 60 AC units – not called out on the proposed budget
 - Estimated cost for roof of building of 2115 - \$104,000 – budget shows only \$75,000 allotted for roof work of all eleven buildings
 - Significant brick work to address exterior structure issues, i.e. stair step cracking - \$140,000 - not included in the 1st report's budget.
 - Remediation of the moisture damage and suspected microbial growth as part of dwelling unit renovations – not called out on budget
 - Replace all baseboard heaters \$138,000 - not on budget
 - Partner Engineering and S&W Power Solutions estimated \$177,000 for required electrical work but on budget only \$78,900 is allotted for electrical
- **Mish Engineering recommendations not found on the budget:**
 - Replace all supply and drain lines that are galvanized steel/vintage cast iron as they are well beyond their anticipated normal expected life
 - Means all supply and drain lines in the interior of the building
 - The budget only calls out \$46,000 for all buildings

Additional Considerations - Budget

The City has reviewed the proposed budgets that were submitted and have found numerous discrepancies, including;

- The structural engineers, plumbing/electrical professionals were not able to evaluate true conditions of the interior buildings
 - Plumbing professional did not thoroughly evaluate the fixtures behind the ceilings and walls
 - Electrical professional did not thoroughly evaluate whether the electrical components were hazardous due to their exposure the water/moisture
 - Structural engineers did not thoroughly evaluate whether the structural members behind the walls and ceilings were compromised
 - Structural engineer was not able to evaluate the root causes of the moisture damage as those areas were not accessible
- **Budget does not include costs to remediate the most severe issues found in the buildings**

Case Summary

- Code Official determined that the unsafe structures constitute such a hazard to occupants and public that it shall be razed or removed
- Buildings are beyond reasonable repair
- 52 of 80 units (not including the fire damaged building) have been identified as having severe water damage/moisture intrusion resulting in collapsed ceilings, damaged walls, floor buckling
- Years of severe lack of maintenance
- City has evaluated the request for an extension to complete repairs on the property
 - The appellant has not satisfied the request to have buildings properly evaluated
 - Have refused to do additional evaluation as recommended by the engineer – opening up interior units
 - The purchasers budget does not support bringing structures to livable and code compliant condition – does not address the most critical conditions

Ceiling Structure Failure



9/28/23

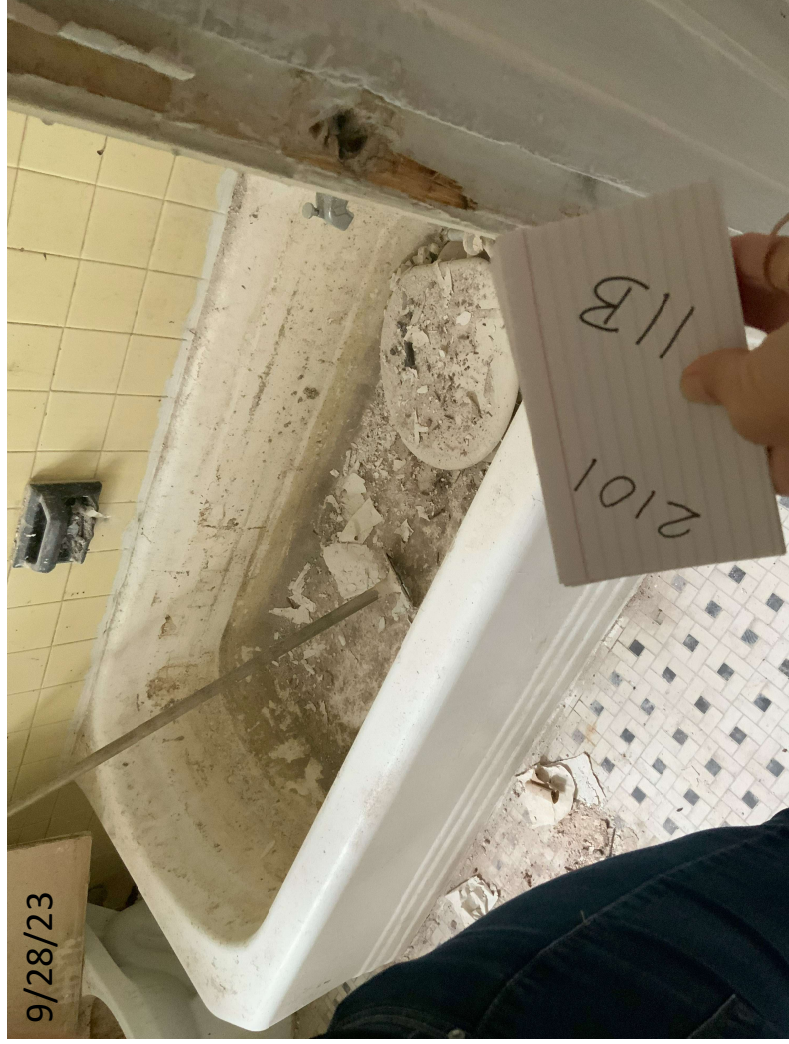
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Recent Repair of Ceiling Collapse



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse in Bathroom



9/28/23 Photo taken by City of Hampton
Inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Back-up



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated and Buckling



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Back-up



9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



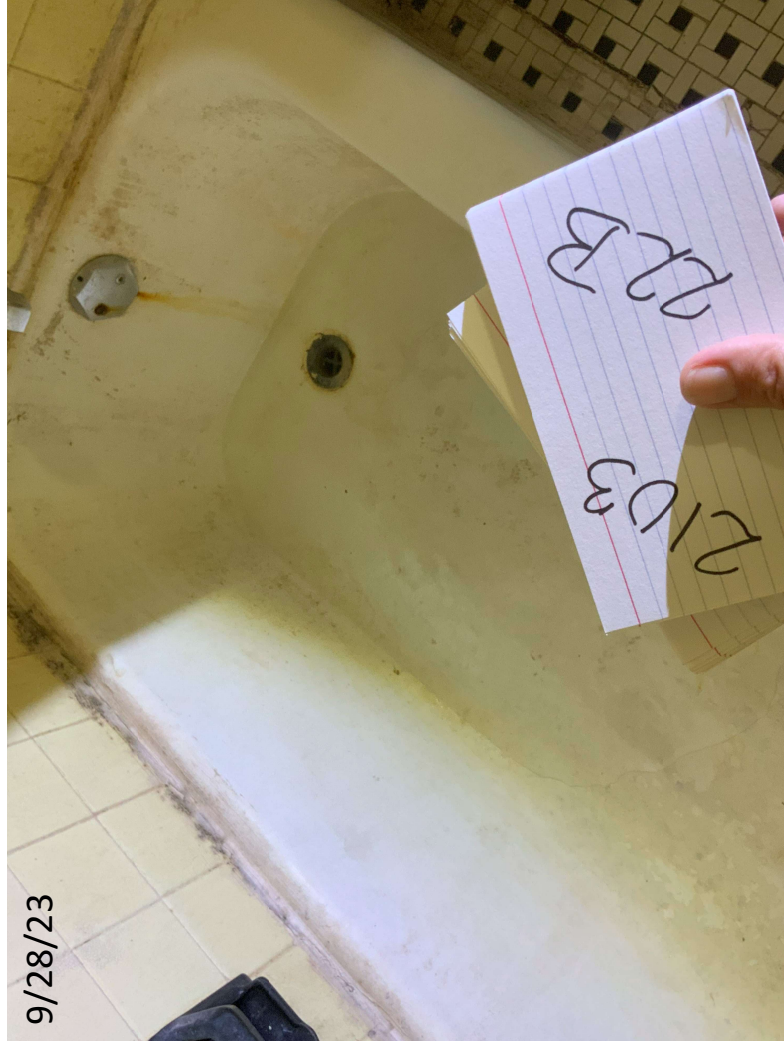
9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Back-up



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Water Intrusion in Ceilings and Walls



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Water Intrusion in Hallway Ceiling



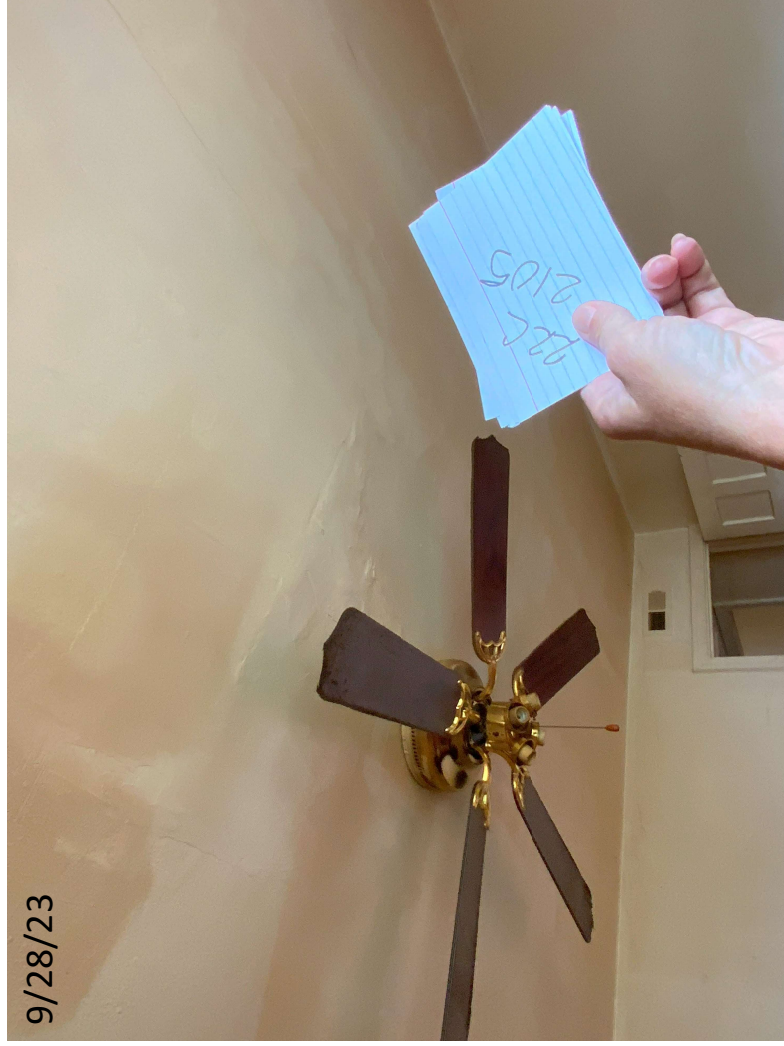
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Leak and Surrounding Deteriorated Wood Structure



9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failure



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Cracking in Ceiling and Walls from Water Intrusion



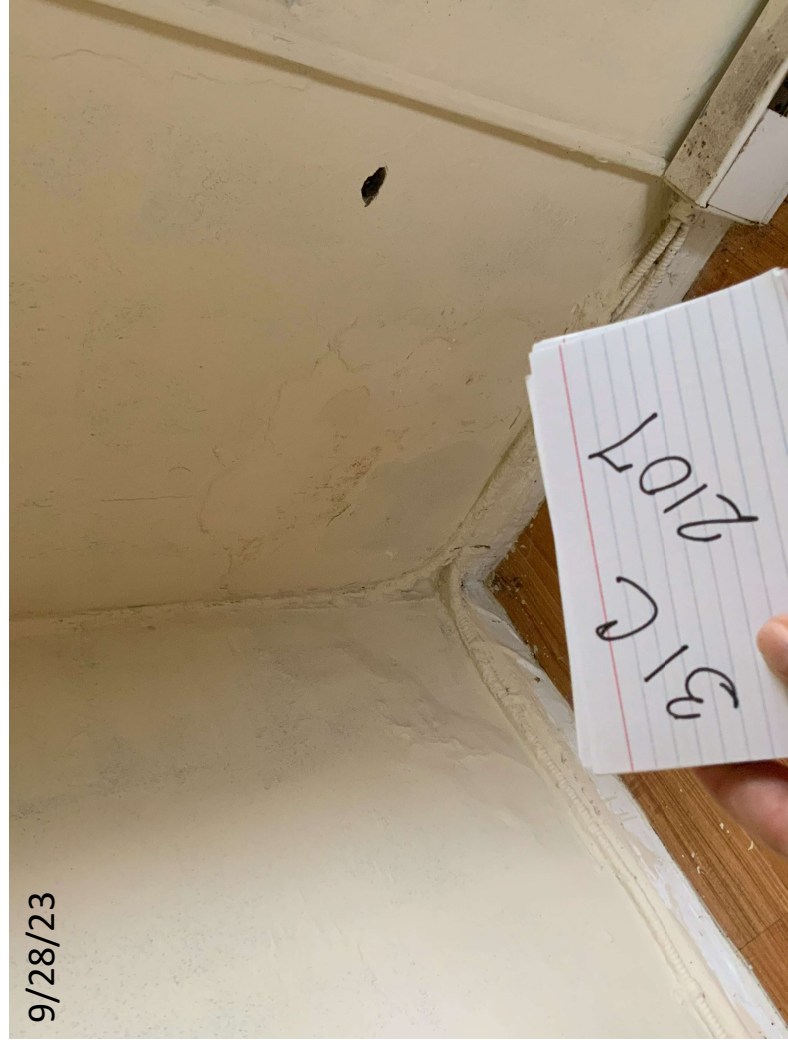
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated and Buckling from Water Intrusion



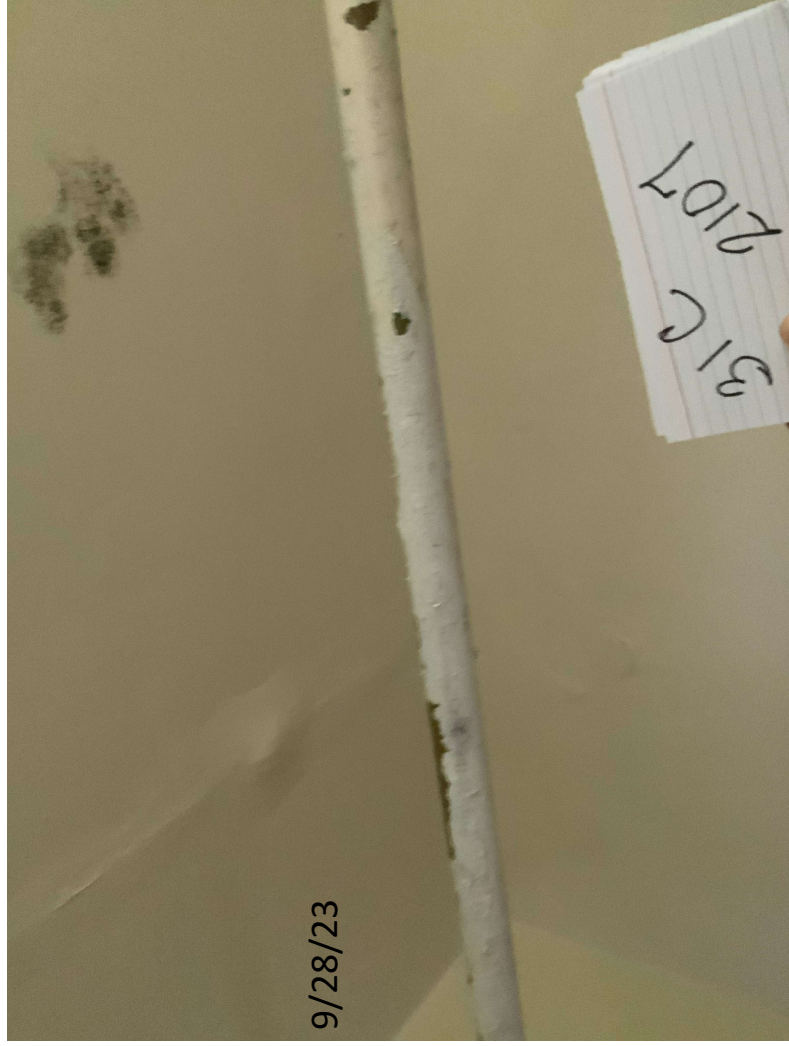
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inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



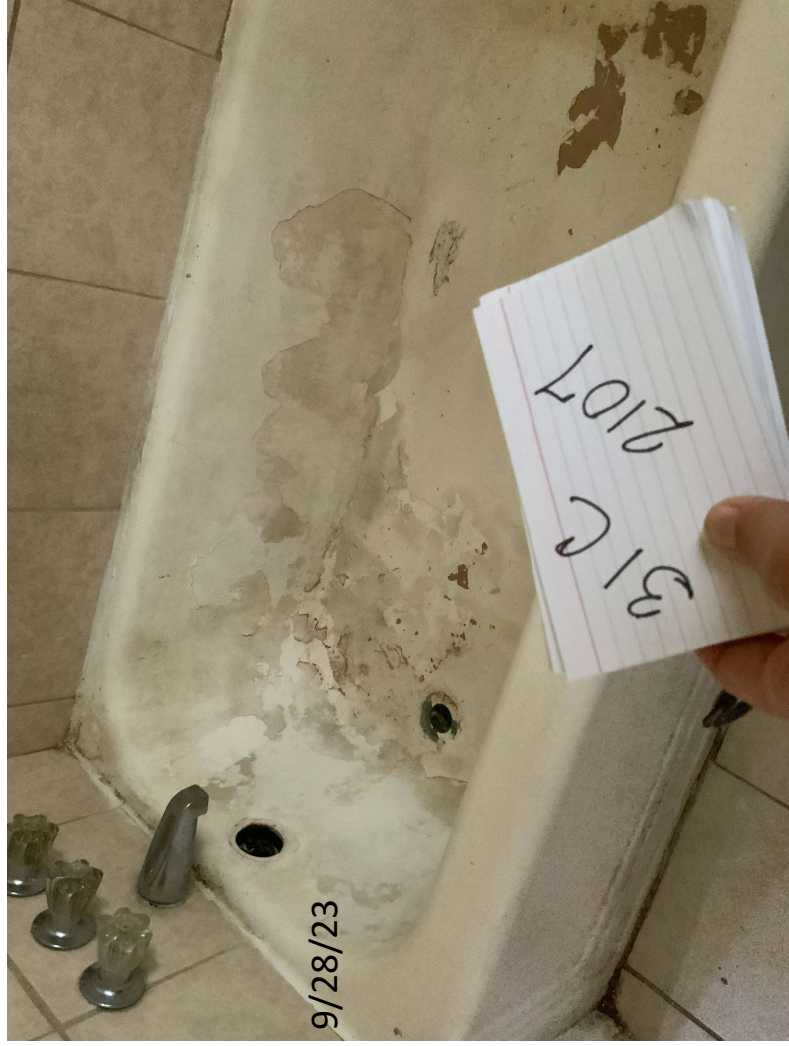
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failure



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Deteriorated Plumbing Fixtures



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



9/29/23 Photo taken by
City of Hampton
inspector Megan Lands
- Virginia Maintenance
Code Section 106.1

Plumbing Back-up



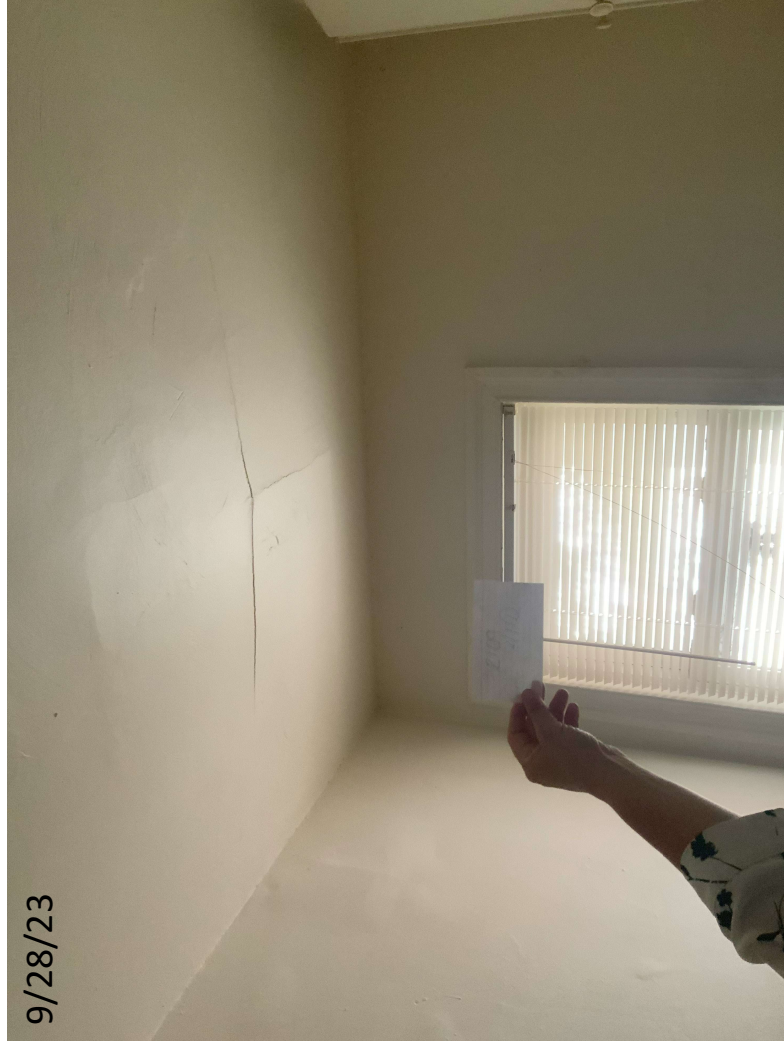
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated and Buckling from Water Intrusion



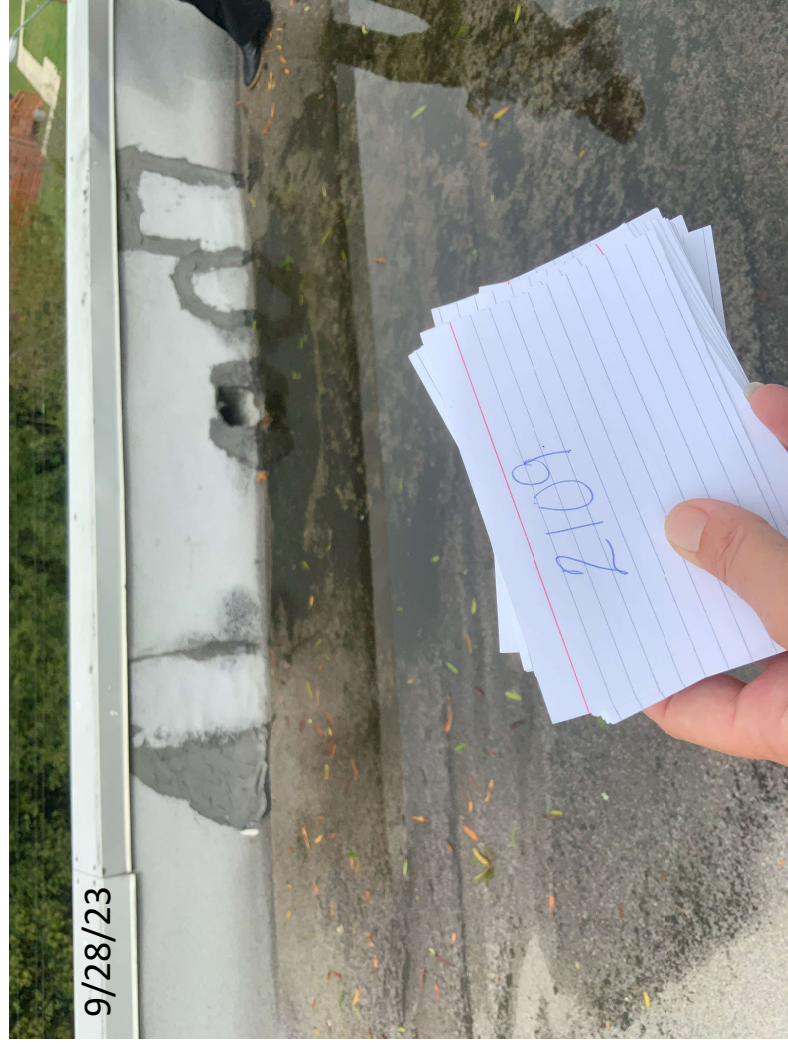
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failure



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Flat Roof Ponding



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



9/28/23 Photo taken by City of Hampton inspector
Megan Lands - Virginia Maintenance Code Section
106.1

Floors Deteriorated and Buckling from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failure



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Recent Repair Due to Ceiling Collapse



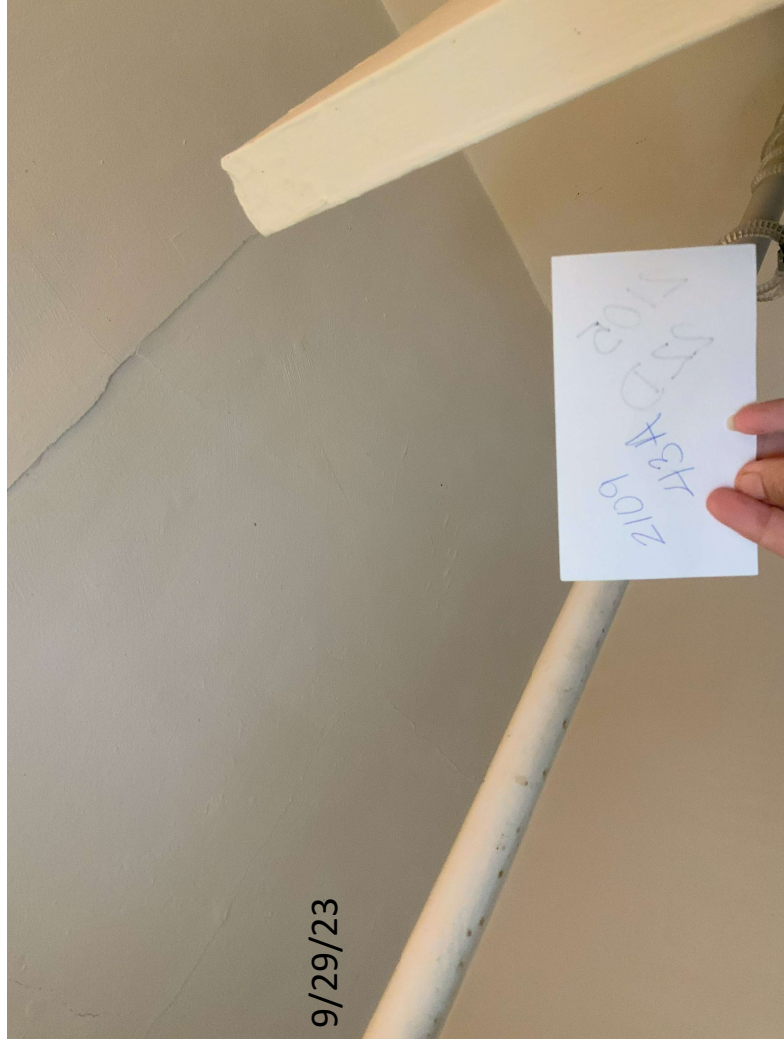
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Interior Wall Structure Failure from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failure



9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



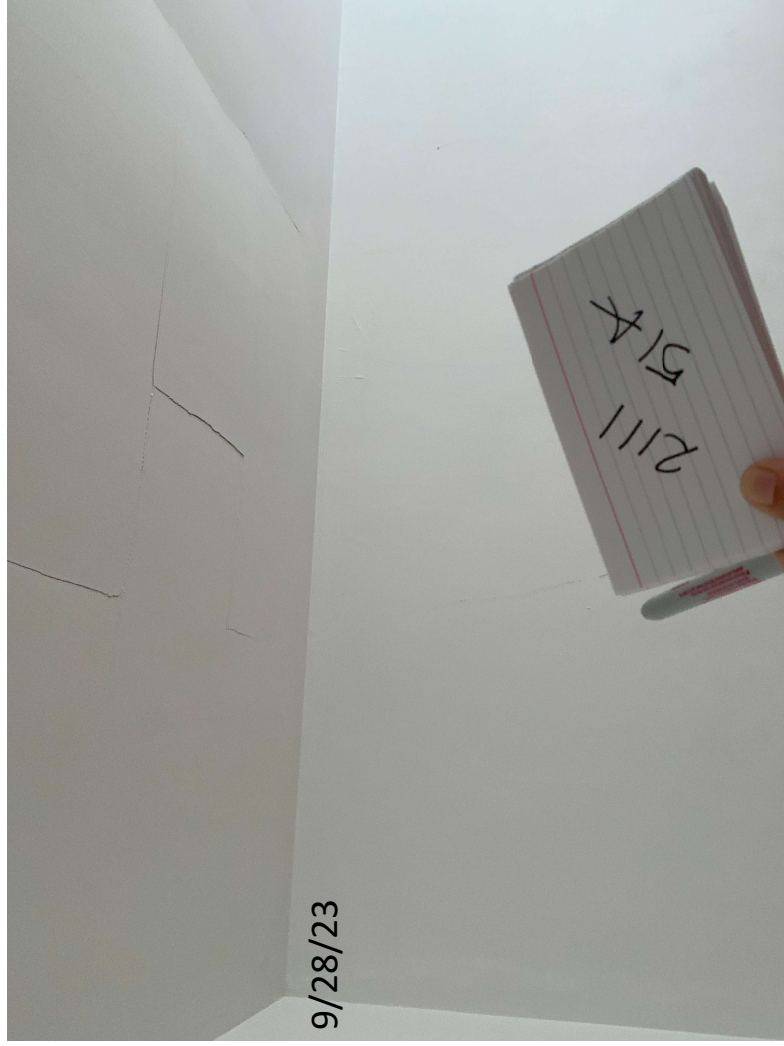
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



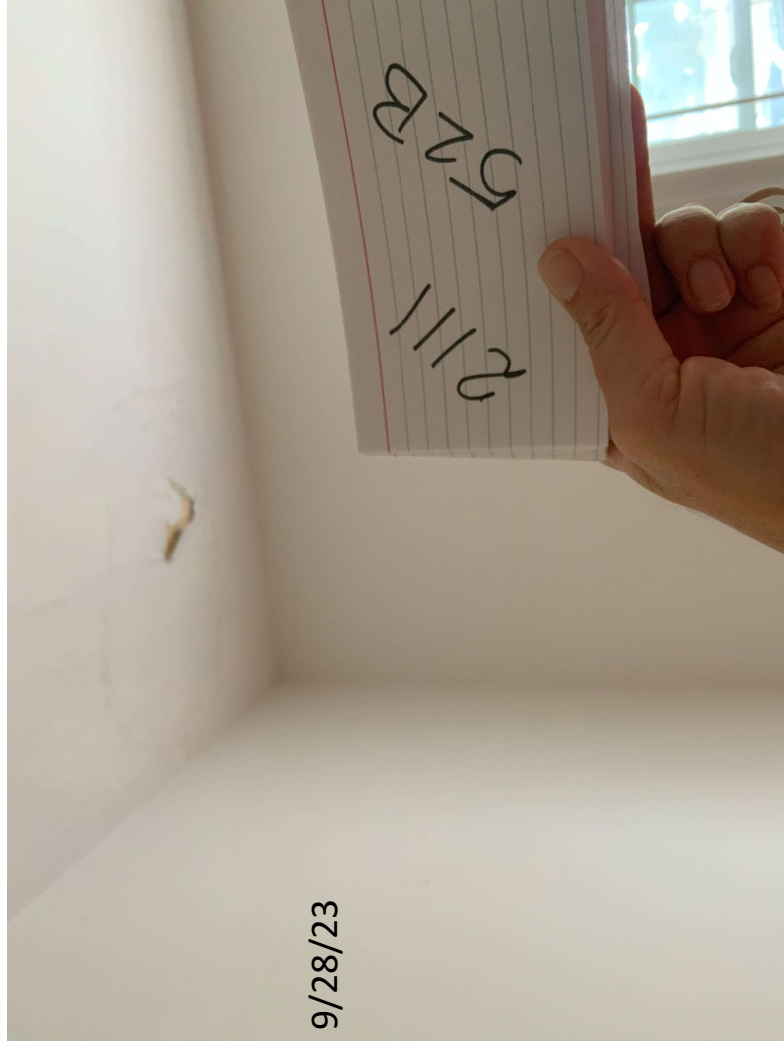
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



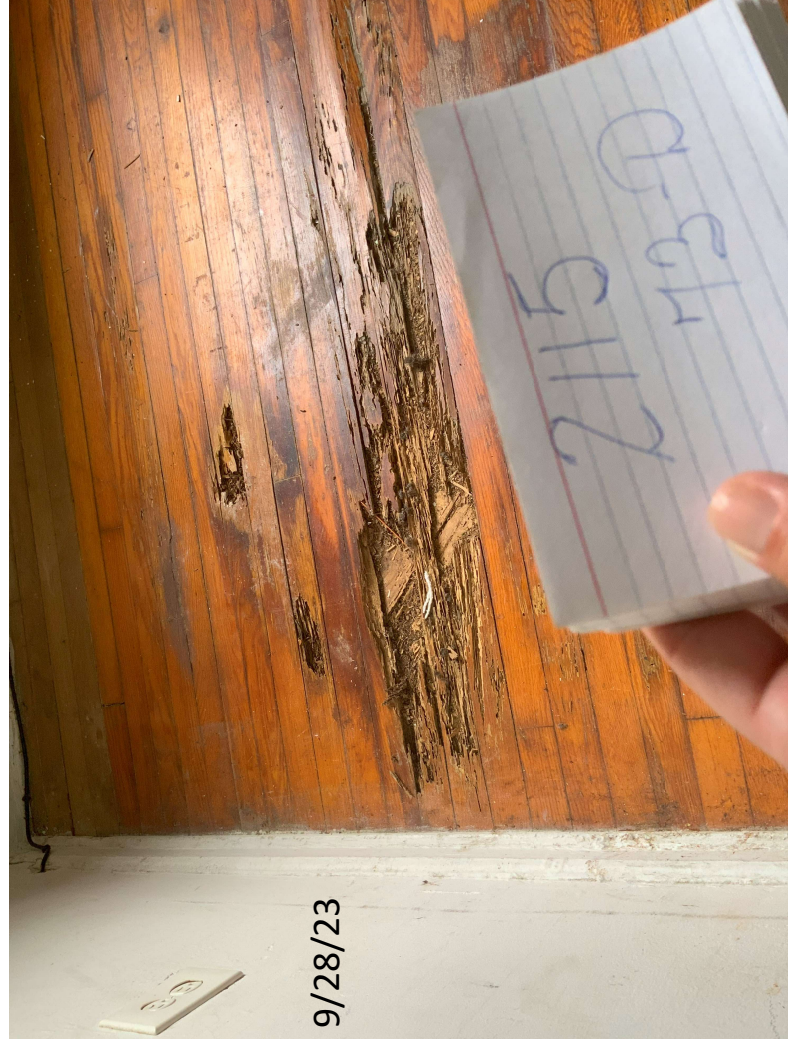
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated and Buckling from Water Intrusion



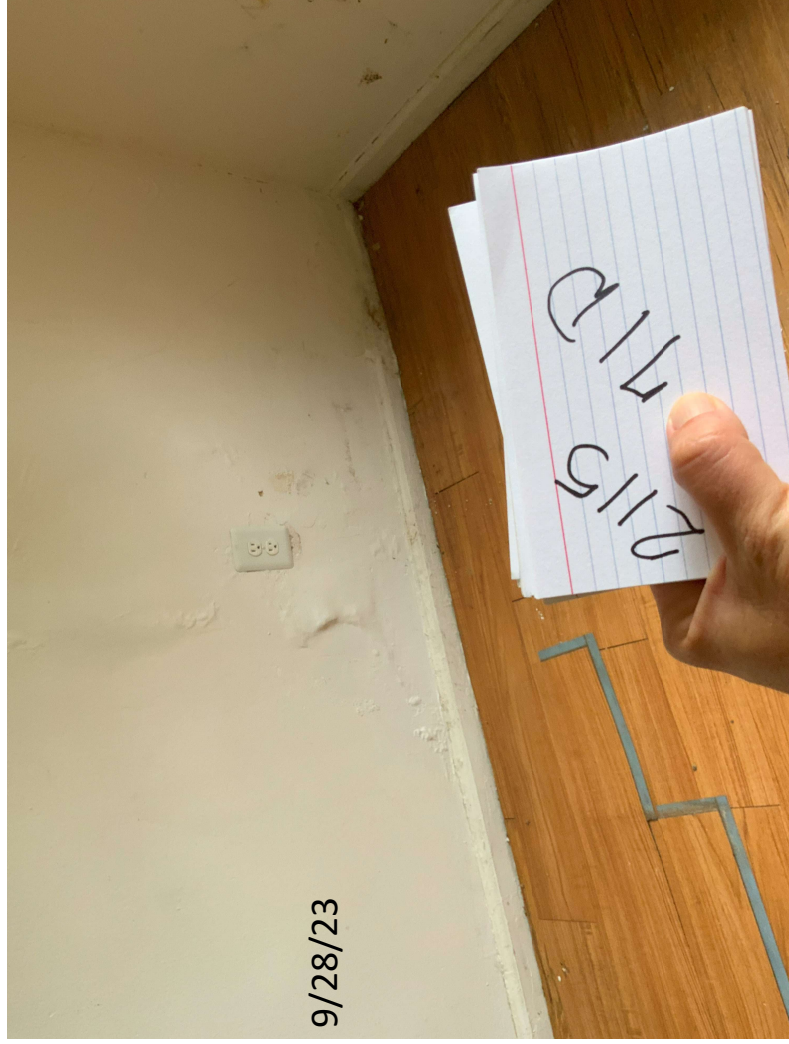
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Failing from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Fixtures not Maintained



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



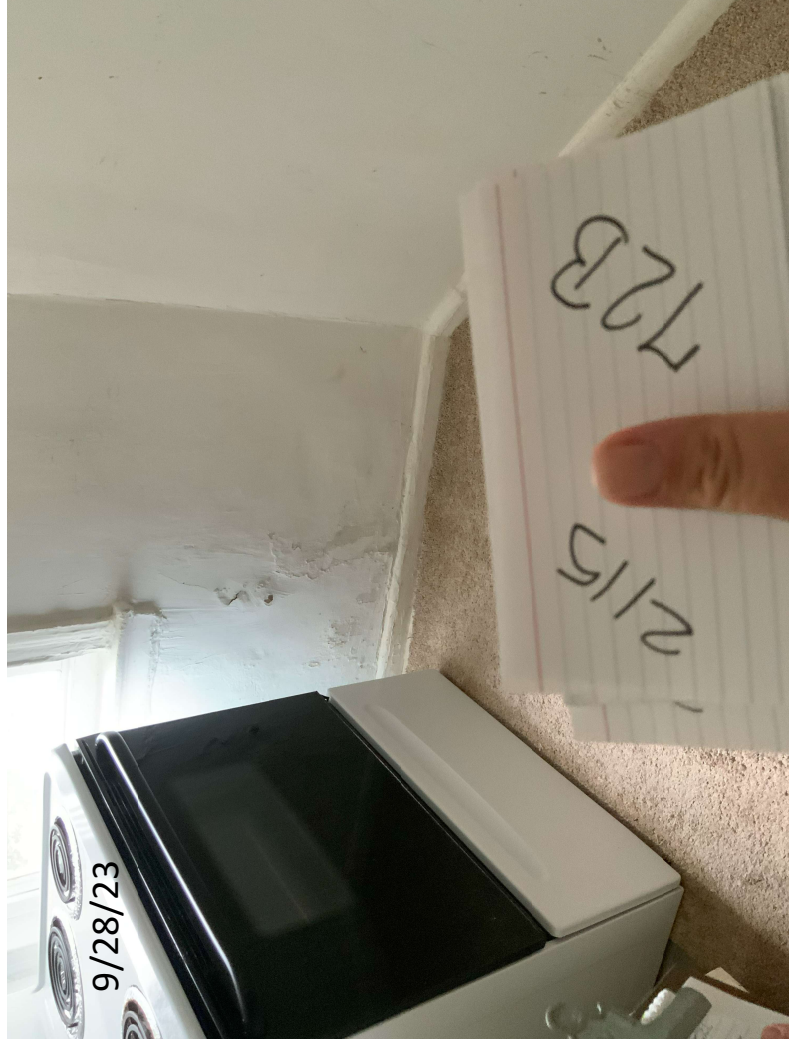
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Wall Structure Failing from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls Soft from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Wall and Ceiling Structure Failure



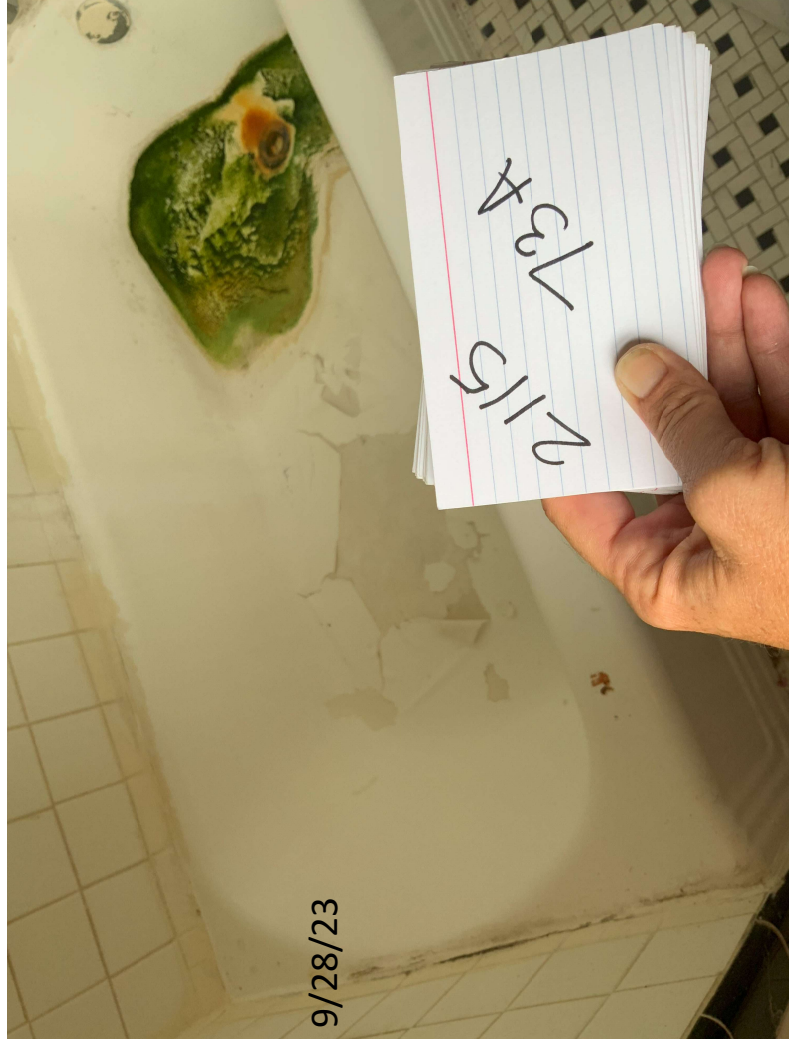
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Wall and Ceiling Failing Due to Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Fixture Not Maintained



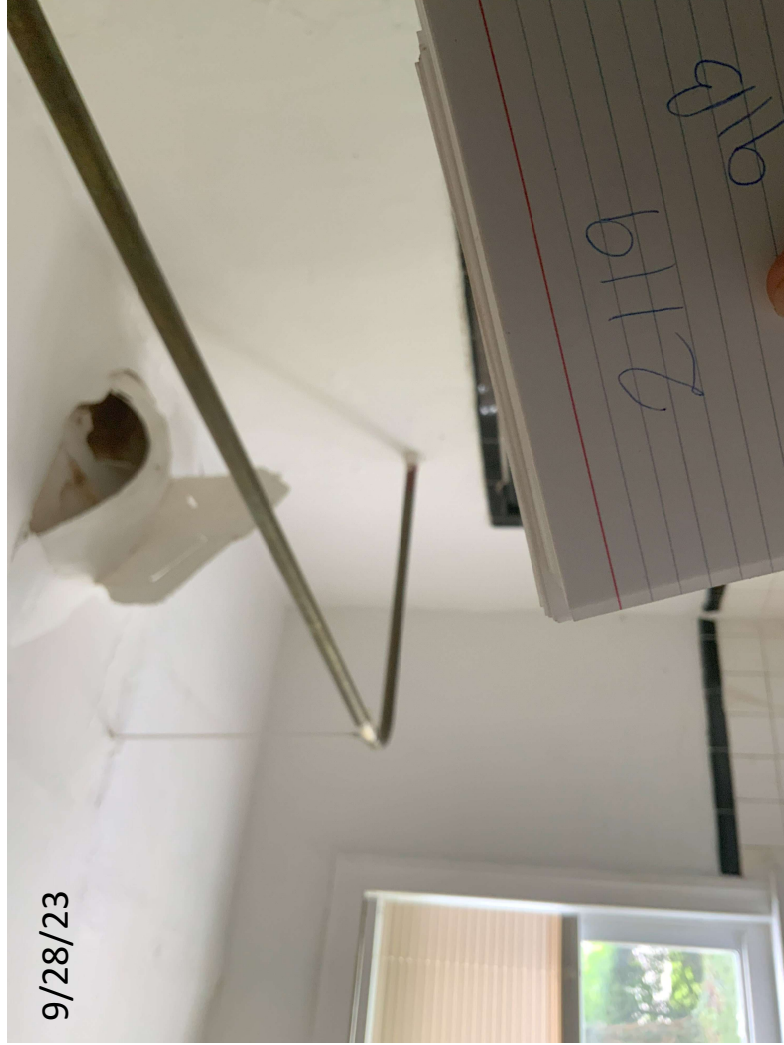
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Plumbing Back-up



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



9/28/23

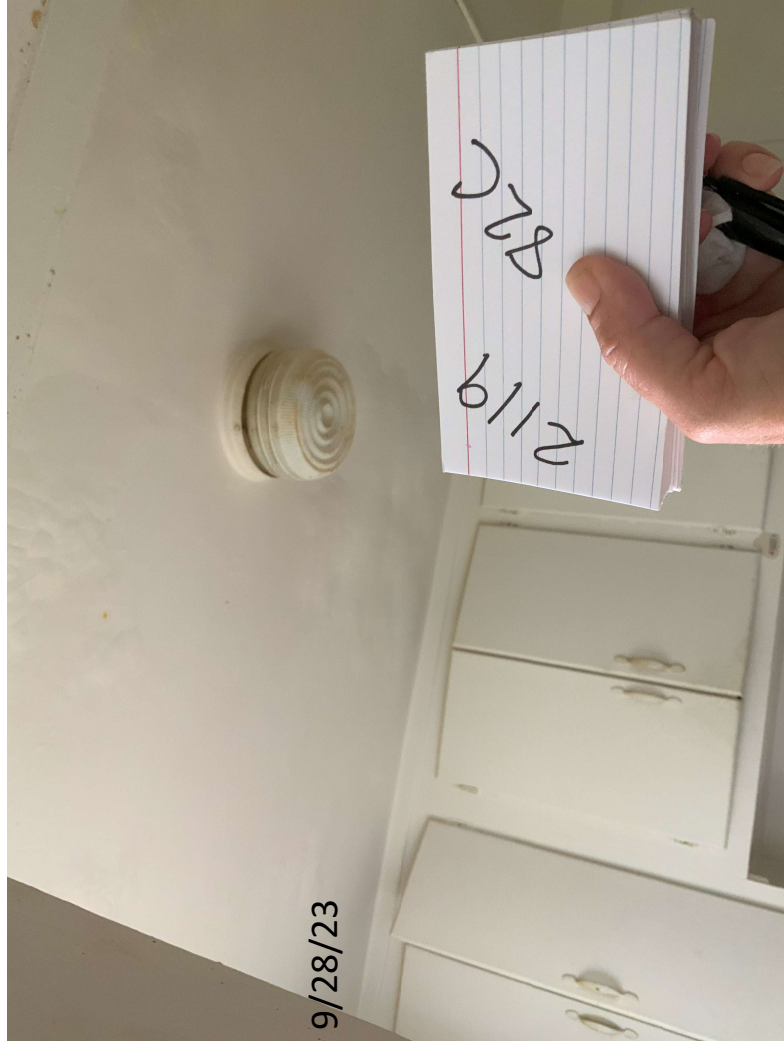
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Water Damaged Ceiling and Walls



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling and Walls Deteriorated from Water Damage



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling and Walls Deteriorated from Water Damage



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



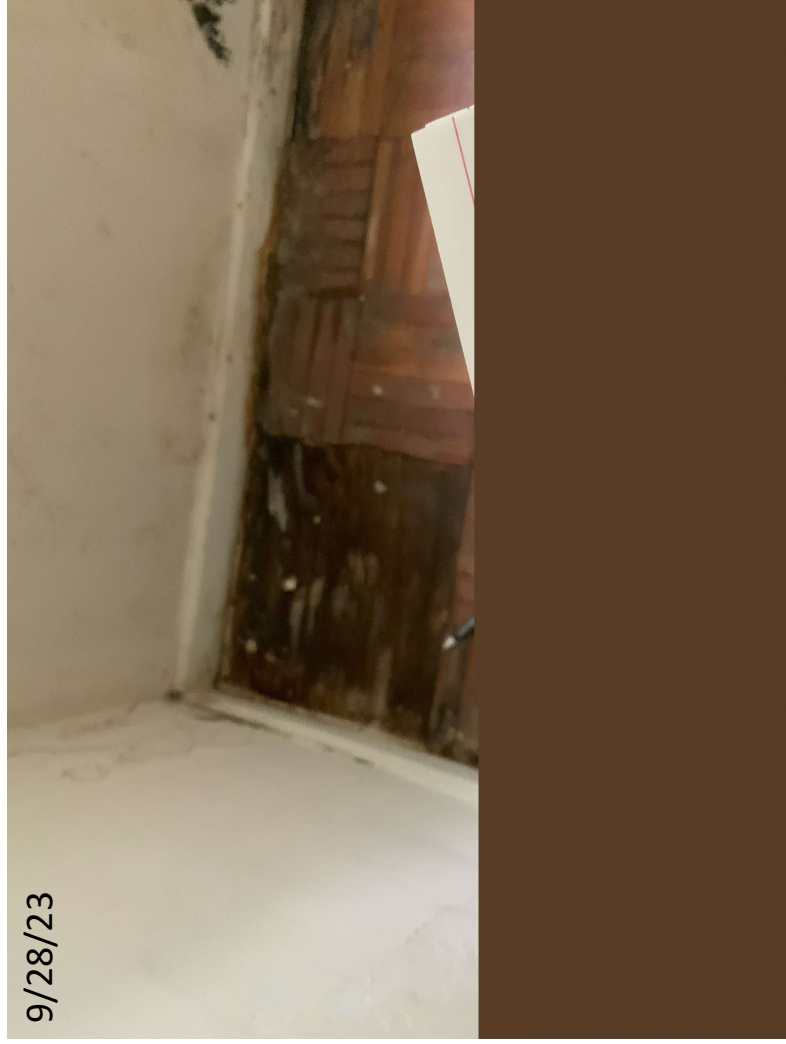
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated and Buckling



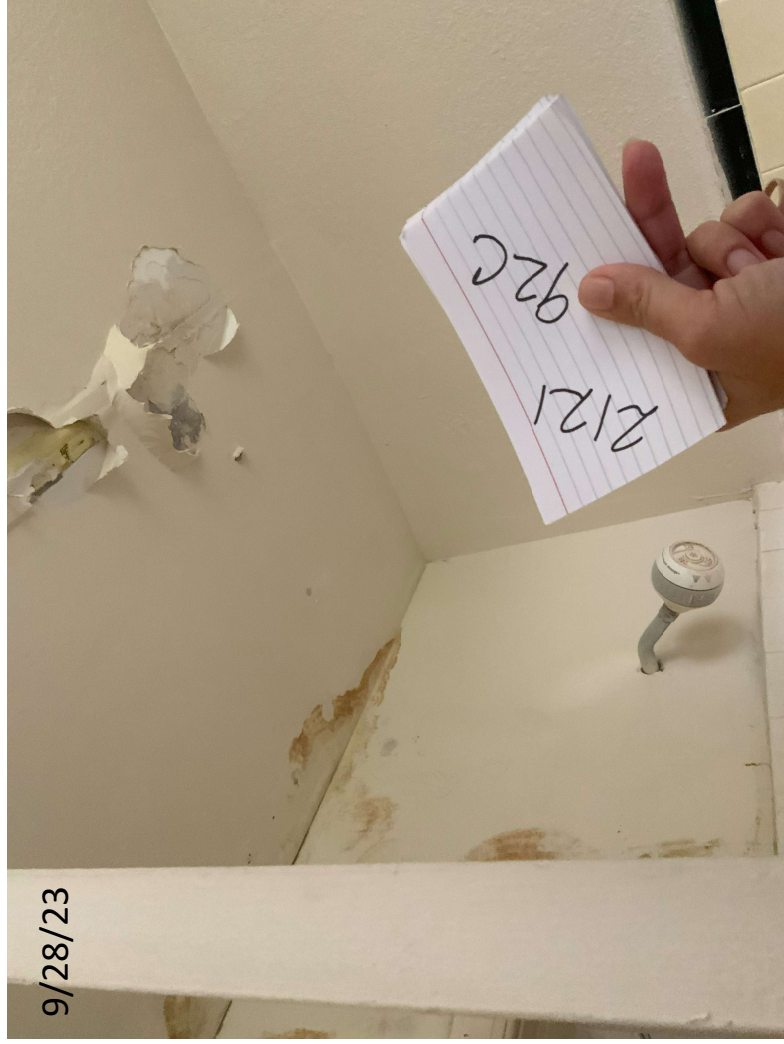
9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Floors Deteriorated and Buckling



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling and Wall Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Structure Failing



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ceiling Collapse



9/29/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Walls and Floors Deteriorated from Water Intrusion



9/28/23 Photo taken by City of Hampton
inspector Megan Lands - Virginia
Maintenance Code Section 106.1

Ligon, Anne

From: Brown, Bonnie
Sent: Thursday, December 21, 2023 4:31 PM
To: Jerry Dunn; Steve Zorich; McLemore, Jennifer; marty@emergentdc.com; mattlockhart17@gmail.com; Pete Ware
Cc: Mikel, Kimberly; Law, Brandi; Ligon, Anne; Bethea, Alexon
Subject: Colonial Landing - meeting summary

Good afternoon,

I wanted to send a summary of our meeting held this week:

Regarding the question of whether the City wants to keep and improve the buildings or tear them down, we provided the following information:

- The buildings are in the worst condition we have seen over many years of working with this property.
- Due to the property's condition, the City has issued a demolition notice, which we are not retracting.
- The only way we would potentially be amenable to doing something other than demolition is if the following three steps are taken:
 - (1) A report must be generated by a design professional (engineer or architect) providing information and analysis relevant to the 350+/- violations the City Codes team observed on site.
 - That report must be received by us no later than January 31, 2024. The City committed to waiting until this date to take any further action under the demolition notices.
 - That report must be reviewed and approved by the City as sufficiently addressing the outstanding codes issues.
 - (2) The buyer provides the City proof that they have sufficient funds to address all the issues identified in the report.
 - (3) The buyer provides the City with an acceptable timeline for completion of all repairs.
- City staff expressed that, in the past, prior owners have made cosmetic and minor changes and we need to ensure the root causes of the codes issues are addressed this time, if the building is not to be demolished.
- City staff also expressed that even if we receive the report identified in subsection (1) above, the Code Official may still go forward with demolition based on the severity of the issues identified in the report and our inspections.

Please let us know if you have any questions. I hope everyone has a good holiday weekend.

Thank you,
Bonnie

Bonnie N. Brown, Esq.

Director
Community Development Department
Phone: 757-727-6140
Email: bonnie.brown@hampton.gov



STATEMENT OF THE RELIEF SOUGHT BY THE CITY OF HAMPTON

1. Kimberly Mikel, Code Official and Deputy Director of Community Development Department of the City of Hampton, by counsel, requests that the State Building Code Technical Review Board (“SBCTRB”) uphold the April 9, 2024 Resolution upholding the Code Official’s determination contained in the Notices of Violation (“NOV”) dated February 20, 2024, summarized as follows:

- a. That the Colonial Landing Apartments (“Colonial Landing” or “Property”) located at 2101 through 2121 Kecoughtan Road, Hampton, Virginia, be brought up to code in accordance with the NOV or be demolished; or
- b. That absent the Properties being able to be brought up to code in accordance with the existing violations and Virginia Maintenance Code (“VMC”) 106.1 that the City of Hampton (the “City”) be permitted to demolish the structures in accordance with VMC 106.1.

2. The City asserts that demolition is an appropriate remedy under VMC 106.1 as it states, “[n]otwithstanding the above, when the code official determines that an unsafe structure **or** a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official **shall be permitted** to order the demolition of such structures in accordance with applicable requirements of this code (emphasis added).”

3. Furthermore, VMC 106.1 states that “[a]ll conditions causing such structures to be classified as unsafe or unfit for human occupancy **shall be remedied** or **as an alternative** to correcting such conditions, the structure may be vacated and secured against public entry **or razed and removed** (emphasis added).” The Code Official can order to raze and remove the unsafe structure if the conditions have not been corrected, which remains the case for Colonial Landing.

4. The City cannot and will not “halt all enforcement efforts,” as requested by the appellant, at Colonial Landing, as that is selective enforcement, which is an equal protection violation.

THE CITY’S RESPONSE TO A10 CAPITAL, LLC’S APPEAL

I. FACTS AND BACKGROUND

A. Relevant History

1. Colonial Landing has a long history with the City, which is relevant to the Code Official’s determination before this Board.

2. Since 2016, there have been 871 violations of the Virginia Maintenance Code and City Code noted due to lack of proper maintenance at the Property. Additionally, 80 complaints have been received due to interior and exterior property issues, the majority of which were tenant initiated.

3. As a result of the continued high volume of complaints the City’s inspectors conducted a mass inspection of the subject Property on October 29, 2021 with the intent of gaining access to all 92 individual units. The inspectors only gained access to 33 of those 92 individual units. Their inspection of 33 units resulted in 130 VMC violations cited.

4. The majority of those violations were not corrected, so on February 1, 2022, the City requested summonses for 114 of the outstanding VMC violations. These summonses were for criminal misdemeanors for the 114 outstanding VMC violations to be heard in the Hampton General District Court.

5. On a subsequent inspection on March 9, 2022, the City’s inspectors inspected an additional 23 units which resulted in 48 additional VMC violations. Due to the conditions discovered during the previous inspections, the City was concerned about conditions in the

remaining units. Therefore, the City sought to obtain administrative search warrants (“ASW”) to gain further access to the subject Property.

6. On April 19, 2022, the magistrate granted ASW for 34 of the 92 units. Those ASW were executed on April 25, 2022, and Kimley-Horn, an engineering firm contracted by the City, joined the City’s inspectors. The resulting Kimley-Horn report dated May 6, 2022, was included in A10 Capital, LLC’s appeal submittal.

7. On May 10, 2022, the City went to the Hampton General District Court for the aforementioned summonses. John Kaptan, Esq., from Hanger Law represented Colonial Landing Apartments, LLC, the current title owner of the Property. Attorney Kaptan was present with a representative from Colonial Landing Apartments, LLC. The City dismissed 14 summonses as those violations were corrected as of the court date, and then two additional summonses were nolle prossed as they were duplicative. Of the remaining 95 charges, Colonial Landing Apartments, LLC, entered pleas of “no contest” to each charge. The judge ordered Colonial Landing Apartments, LLC, to make substantial progress toward the repairs by the return date of July 27, 2022.

8. The City and Colonial Landing Apartments, LLC, returned to court on July 27, 2022 to check the status of that abatement. Colonial Landing Apartments, LLC, repeatedly ignored the City’s requests to re-inspect the units to confirm progress. Colonial Landing Apartments, LLC, allowed the City’s inspectors in the day before the court date, and the inspectors discovered that only seven of the 95 charges were corrected and an additional three were partially fixed. The City argued that the judge should impose the maximum fine of \$2,500 per charge based on the lack of cooperation by Colonial Landing Apartments, LLC. The judge imposed the \$2,500 fines for the

85 remaining charges, but suspended them contingent upon abatement. Thus began the long and drawn out court process that lasted over a year.

9. Between July 27, 2022, and August 23, 2023, the City and Colonial Landings Apartments, LLC, had nearly monthly court appearances to check the status of abatement. The City had consistently had to request show causes against Colonial Landing Apartments, LLC, for lack of compliance with the abatement orders. The show causes would result in portions of the \$2,500 being imposed and resuspended with the hopes of continuing to enforce compliance. Prior to the August 23, 2023, court date, the City learned that Colonial Landing Apartments, LLC, was in default of their loan on the subject Property and the Property was foreclosed upon. At that time, there were six remaining matters on the docket, which had not been fixed. Also at this time, Colonial Landing Apartments, LLC, had become uncommunicative and was nonresponsive to the City's request to inspect the subject Property. As a result of the foreclosure proceedings, the City removed the matters from docket as Colonial Landing Apartments, LLC, no longer had control, so they were no longer the proper party for the enforcement action. These violations **were not in compliance** at the time that they were removed from the docket. Colonial Landing Apartments, LLC, only ever made enough progress to stave off court fines. It appeared to the inspectors and the Code Official that the repairs never addressed the root cause of the issues within the subject Property.

10. On November 1, 2022, the City recorded a Lis Pendens against Colonial Landing Apartments, LLC in the Hampton Circuit Court. The purpose of the Lis Pendens was so that any potential buyers would be on notice of the proceedings taking place in the Hampton General District Court. On March 6, 2023, the City filed an updated Lis Pendens to reflect the updated active cases in the Hampton General District Court.

11. The actions in the Hampton General District Court only addressed the violations that were discovered on October 19, 2021. Other open violations were discovered after October 19, 2021, for which NOVs were sent to Colonial Landing Apartments, LLC. However, because of the length of time it was taking to gain compliance in General District Court, the City decided to engage in alternative enforcement methods. To address the violations that did not have summonses requested in the General District Court, the City filed a complaint for an injunction and declaratory judgment in the Hampton Circuit Court on March 13, 2023. The Complaint requested the Hampton Circuit Court to declare the subject Property a public nuisance and order abatement of all City Code and Virginia Maintenance Code violations. Colonial Landing Apartments, LLC, never filed a responsive pleading, so the City moved for a default judgment. However, by the time of the hearing for the Default Judgment on September 19, 2021, the Property had been subject to foreclosure proceedings. The City could no longer enforce this injunction against Colonial Landing Apartments, LLC, as they were no longer in control over the property.

12. In July of 2023, a representative from the court appointed property management company, KRS Holdings, LLC (“KRS”), contacted the City to discuss the ongoing actions in the General District Court and to state that they were now managing the subject Property.

13. On August 22, 2023, the City asked KRS to allow an inspection of the subject Property since Colonial Landing Apartments, LLC, refused inspections leading up to the General District Court hearing on August 23, 2023. KRS initially agreed to schedule inspections. On August 24, 2023, KRS rescinded their agreement.

14. On September 21, 2023, after much deliberation, the City obtained Administrative Search Warrants (“ASW”) to search all buildings, individual units, common places, roofs, and basements of the subject Property. Given what the City knew about the current conditions of the

Property, the City's concern continued to grow about the remaining tenants as units were still occupied. Once the ASWs were obtained, the City communicated with KRS, and they initially agreed to meet the City on site on September 25, 2023, at 10:00 a.m. to execute the ASWs. In order to execute the search warrants without further damaging the Property, the City requested KRS to provide access to the inspectors. At the last minute, KRS rescinded their agreement and refused to comply with the ASW. The City was able to access buildings that were unlocked, individual units that were open, and accessible common spaces on September 25, 2023. This truncated inspection revealed abhorrent conditions, including, but not limited to, infestation, collapsed ceilings in individual units and shared spaces, and buckled floors in individual units and shared spaces. As a result, the Code Official condemned three whole buildings and one additional individual unit.

15. Due to KRS's failure to comply with the execution of the ASW, the City filed a Motion for Show Cause requesting an emergency hearing in the Hampton Circuit Court to enforce the ASW. That hearing took place on September 26, 2023. At the hearing, Scott Miller, Attorney for A10 Capital, LLC, indicated to the Court that the Property is "a mess. It really is ... we're trying to rehab it and sell it to somebody." Representatives for KRS and A10 Capital indicated that they did not want the inspections to happen prior to the foreclosure sale because of the optics to potential buyers of the City's inspectors walking the property prior to the auction. Additionally, they indicated to the Judge that they did not want potential buyers seeing the condemnation notices prior to the auction should that be the result. Jennifer McLemore, Substitute Trustee on the property who was in charge of the foreclosure process, specifically asked, "please do not do anything that harms this auction process so that we can get these in the hands of – we have been advertising this as a value-add property." She further stated that, "this morning the inspectors did

come and put giant yellow stickers on a number of the buildings right in time for people to come for a showing. And we will have another showing tomorrow. And it's just very frustrating . . . on the eve of a very expensive foreclosure process and auction process to have this kind of unrest..."

16. The Judge ultimately ordered that the Code Official be allowed to inspect all of the buildings, individual units, common spaces, roofs, and basements on September 28th and 29th, after the auction.

17. During the above referenced inspections, the conditions discovered were deplorable. There was severe water damage and intrusion throughout each building. Ceiling, floor, and wall structures were failing from the prolonged moisture intrusion. The exterior walls were in poor condition. There was stair-step cracking. The individual units were in generally poor condition. There was evidence of infestation. There were plumbing leaks and clogged drains. These were conditions common to each building at the subject Property. That inspection led to six of the eleven buildings being condemned, as these were vacant buildings.

18. The Code Official determined that all eleven buildings and 35 additional individual units were an actual and immediate danger to the occupants and public, and ordered vacation of the buildings in accordance with VMC 106.3.1. The City fervently worked with the Hampton Department of Human Services to find emergency temporary housing for the tenants who remained at Colonial Landing. Once housing was found for the remaining tenants in early October of 2023, all eleven buildings were condemned, as well as, 35 individual units.

19. The City removed the lis pendens on November 13, 2023, as it only applied to the criminal charges that were pending in the Hampton General District Court.

20. On November 22, 2023, the Code Official determined that the subject Property constituted such a hazard that it shall be razed or removed if not abated within 30 days of the notice in accordance with VMC 106.1.

21. On December 18, 2023, City staff met with A10 Capital, their counsel, the potential purchaser, and a representative from a dispute resolution firm, Emergent Strategies, to discuss the demolition order. The City explained, in no uncertain terms, that in order to contemplate an extension or removal of the demolition order, the following would need to be provided: (1) reports from a structural engineer, plumbing professional, and electrical professional; and (2) a proposed budget that the potential purchaser had funding to remedy the conditions identified by the City and the requested reports.

22. The City required that the scope of work included for the above mentioned reports was to include opening up the walls and ceilings of 40 units that had the worst damage. When the City received the reports, it was evident that the walls and ceilings were not opened up. The reports stated that they were based on “visual inspections”, which means the professionals just inspected what was open and available. They did not open up the walls and ceilings as directed.

23. Since the subject Property was ordered to be secured in October 2023, the City has had to send **nine additional notices** requiring the Property to be secured. On one such occasion, the City ordered its own contractor to board up the windows after KRS failed to do it. Only after relaying to KRS that the City’s contractor was on the way, and that the cost for securing the Property would result in a tax lien on the property, did KRS secure the windows themselves.

24. There is a potential purchaser who won the highest bid at the foreclosure action. However, he has alleged he has not been able to close on the subject Property.

25. To date, no party in control of the subject Property has made a good faith effort to begin the required work necessary to bring the Property up to code. A10 Capital asserts their position as follows, “A10, as a lender, does not rehabilitate distressed properties.” (Appellant’s Statement of Specific Relief Sought by A10 Capital, LLC, Page 3, Paragraph 5.) Additionally, A10 asserts that they have no plans “to take any actions that would disrupt the Buyer’s plans for the Real Property.” (Appellant’s Statement of Specific Relief Sought by A10 Capital, LLC, Page 7, Paragraph 21.)

II. ARGUMENT

A. Unsafe Structure

1. The Code Official issued Notices of Violation (“NOV”) on February 20, 2024, to all parties having an interest in the subject Property located at 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, and 2121 Kecoughtan Road in the City of Hampton. These NOV’s were issued pursuant to VMC 106.1 Unsafe Structure or Structures Unfit for Human Occupancy.

2. VMC 106.1 states as follows, “[t]his section shall apply to existing structures which are classified as unsafe or unfit for human occupancy. All conditions causing such structures to be classified as unsafe or unfit for human occupancy **shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed.** Vacant and secured structures **shall still be subject to other applicable requirements of this code.** Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, **then the code official shall be permitted to order the demolition of such structure** in accordance with applicable requirements of this code (emphasis added).”

3. In Appellant's Statement for Specific Relief Sought by A10 Capital, LLC ("Appellant's Brief") on Page 14, A10 provides the definition for "Unsafe Structure" according to the Definitions section of the VMC. However, conveniently omitted from Appellant's brief is the first prong of the definition, which reads as follows, "[a]n existing structure (i) determined by the code official to be dangerous to the health, safety and welfare of the occupants of the structure or the public..." The subject Property was determined to be an Unsafe Structure when the condemnation notices were posted in September and October 2023.

4. The condemnation notices that were posted to each of the eleven buildings, as well as 35 individual units, were not appealed. According to VMC 107.5, "[f]ailure to submit an application for appeal within the time limit established by this section **shall constitute an acceptance of a code official's decision** (emphasis added)."

5. A10 argues in Appellant's Brief that the subject Property does not fit the criteria for an Unsafe Structure. However, they never appealed the condemnation notices which declared the subject Property to be an Unsafe Structure, so that determination is a thing decided.

6. However, should that argument not be accepted by the SBCTRB, the City asserts that A10 is improperly applying the prongs of the definition of Unsafe Structure. They apply their analysis to all three prongs of the definition when the definition is an "or" statement rather than an "and" statement. Meaning that only one of the three prongs needs to be met to qualify the subject Property as an Unsafe Structure. The City does not have to prove that all three requirements are met, just that one is met.

7. All buildings on the subject Property were condemned demonstrating that the Code Official determined the structure to be "dangerous to the health, safety and welfare of the occupants of the structure or the public." VMC, Section 202, Unsafe Structure.

8. Additionally, the third prong of the Unsafe Structure definition states as follows, “that is damaged, decayed, dilapidated, structurally unsafe **or** of such faulty construction **or** unstable foundation that partial or complete collapse is likely.” The City asserts the argument, again, that this is an “or” statement meaning that not all prongs must be met. However, the City asserts that most prongs of that definition are, in fact, met, which will be shown in the attached pictures. As A10 stated in Appellant’s Brief on Page 8, there were 343 items listed as violations of the VMC. The totality of these violations, and more specifically, the constant and pervasive moisture intrusion, which the City has been observing since at least 2021, the root cause of which has yet to be resolved, constitutes a property that is damaged, decayed, and dilapidated.

B. Appellant’s No Risk to the Public Claim

9. A10 argued in Appellant’s Brief that the subject Property does not pose a risk to the public. However, that is not the standard used to determine if a code official can order demolition of a structure.

10. The Code Official determined that the subject Property is unsafe or unfit for human occupancy. Once that determination is made, “the structure may be vacated and secured against public entry **or razed and removed** (emphasis added.)” VMC 106.1 General. Furthermore, this code section states, “when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes **such a hazard that it should be razed or removed**, then the code official shall be permitted to order the demolition of such structures...”

11. A10 does not cite any relevant law or persuasive authority to support the claim that “no risk to the public” is the required standard to order a demolition in this context. It is important to note that the Code Official has not, to date, ordered an emergency demolition of this property pursuant to VMC 106.8.

12. The City asserts to this body that demolition **is not limited** to situations where a structure is in danger of collapse. Any condition that poses a hazard should justify the demolition of a structure.

13. Furthermore, a “hazard” is defined as a “risk; peril; danger; jeopardy,” or an “exposure to chance of injury or loss.” *Webster’s New World Dictionary; Words and Phrases*, Volume 19. Leaving the subject Property in its current condition and waiting for an unspecified amount of time for these elusive repairs to happen creates an exposure to chance of injury or loss. The building itself is in a deplorable state of disrepair from years of continued moisture intrusion and unaddressed maintenance issues. This fact has been acknowledged time and time again by representatives and counsel of A10 Capital. A structure left in that state absent repair creates risk, peril, danger, and jeopardy.

C. Other Corrective Action

14. A10 has made their position clear that they will not make the repairs required as that is not their position as a financial lending institution.

15. However, counsel for A10 stated during the Local Board of Building Code Appeals hearing that the “conditions are deplorable, and they need to be brought up to code and fixed and made to a livable condition.”¹

16. While A10 wholly refuses to do the work, they recognize that the conditions are “deplorable.”

17. Since the initial NOV’s were issued on November 27, 2023, not one of the interested parties has applied for a single permit with the City to begin the corrective actions.²

¹ Transcript available upon request.

² Despite the fact that no permits have been applied for, the City does have reason to believe that work has been undertaken to cover up the damaged areas.

18. Prior to that time, Colonial Landing Apartments, LLC, had neglected the subject Property and ignored requests by the City and the Hampton General District Court to bring this property up to Code.

19. The crux of the issue at hand is that corrective actions have not been taken causing the subject Property to be in this state.

20. A10 has not made any good faith effort to show that, if given more time, there would be any corrective action made. In opposition to their argument that renovations need to be done, A10 prohibited the potential purchaser from opening up walls and ceilings to see the full extent of what the rehabilitation would entail.

21. A10 argues on Page 13, Paragraph 41 of Appellant's Brief that the City revoked the Certificates of Occupancy for the subject Property on April 15, 2024, which is correct. However, this issue is not before the SBCTRB, nor is it before the Local Board of Building Code Appeals as A10 did not appeal those notices. As previously stated, according to VMC 107.5, failing to submit an appeal "shall constitute acceptance of a code official's decision." Revocation of the Certificates of Occupancy does not bar work at the subject Property, but it does require necessary inspections and issuance of new Certificates of Occupancy before tenant occupation.

22. Furthermore, the potential purchaser stated during the Local Board of Building Code Appeals hearing that "to say we have to go in and rip out every wall and ceiling in a building makes this deal impossible for us to do." He goes on to say, "I'm not willing to gut the entire building." Additionally, the potential purchaser was directly asked if he would replace all the pipes as contemplated in the Mish Report, and he definitively responded, "no."

23. The corrective action that needs to occur will not happen while A10 is in control by their own admission, and it will not happen if this purchases closes, by the admission of the potential purchaser.

24. The City cannot simply standby while a building deteriorates openly in the public because the lending institution “does not rehabilitate distressed properties.”

25. The auction happened September 26, 2023, and to date, the sale has not closed because the potential purchaser has alleged he cannot secure lending while the buildings are subject to condemnation notices. The funds are not available to purchase the property which does not instill confidence that the funds will be available to do the necessary repairs. However, even assuming the potential purchaser is able to secure the funds and close on the property, the City, and more importantly the members of the Building Code Board of Appeals for the City of Hampton, have no confidence that he has sufficient money to restore this building to safe, habitable conditions.

26. On Page 14, Paragraph 43 of Appellant’s Brief, A10 asserts, “[d]emolition is not necessary or warranted if sufficient time is permitted for rehabilitation.” However, sufficient time has been provided, as these problems have persisted for years, and no rehabilitation has happened. In fact, as previously stated, no permits have been applied for.

27. The City submits to the SBCTRB that no good faith effort to rehabilitate this property has been made. Additionally, A10 has not offered what “sufficient time” would be. Even if A10 were given “sufficient time,” they are abundantly clear that they **will not rehabilitate**.

D. Lack of Compliance

28. Since October of 2021, the City has been actively involved with the subject Property through NOV’s, criminal summonses in the Hampton General District Court, a Lis

Pendens, an injunction in the Hampton Circuit Court, and countless inspections. Still the repairs have not been completed, and the subject Property is in even worse repair than it was in October of 2021. The Code Official will state that when she inspected in September 2023, the Property was in the worst condition she had ever seen it.

29. Colonial Landing Apartments, LLC, has not complied. A10 Capital, LLC, has not complied. KRS Holdings, Inc., has not complied. The potential purchaser has not demonstrated that he will comply due to lack of financing and lack of willingness to do the extensive work necessary to rehabilitate this Property.

30. Appellant's Brief states that the condition has "rapidly and markedly improved," since the appointment of the Receiver, but what they are referring to are surface level improvements – the grass has been cut; the dumpsters have been emptied; pest control has been undertaken; common areas have been swept. But the more concerning issues – the roof problems, the stair-step cracking, the ongoing moisture intrusion, remain. The landscaping was done as the behest of the City because the City was about to send its contractors to the subject Property. The securing and boarding up of windows was done at the City's request, as the City had contractors ready to do the work. Since the time of condemnation, **nine** notices to secure were sent to KRS because the property was not secure – a requirement of the condemnation.

31. In Appeal No. 00-17, In Re: Appeal of Henry T. Pitts, from November 17, 2000, this board declared that demolition was "appropriate given Pitts' history of lack of cooperation with the code official and inability to achieve compliance with the USBC." Additionally, this same opinion states, "Pitt did not demonstrate that financial mechanisms were in place to facilitate the completion." This opinion perfectly describes the situation before this Board here with this Property.

32. The lack of compliance over the years created today's position, which is a position of severe deterioration of the subject Property.

CONCLUSION

33. The Code Official determined that 2101 through 2121 Kecoughtan Road are unsafe structures based on the totality of all of the existing violations. Not including the fire damaged building, there are 80 units. 52 of those 80 units have severe water damage and moisture intrusion that caused collapsed ceilings, damaged walls, and floor buckling. The root cause of this moisture damage has not been addressed.

34. A10 has not satisfied the City's request to have the buildings properly evaluated to determine the extent of the damage.

35. A10 has refused to do additional evaluations that were recommended by the engineer, such as opening up the walls and ceilings to fully evaluate the structure.

36. The potential purchaser does not have the budget or funding to bring the structures up to livable and code compliant condition.

37. The conditions in the subject Property have worsened over the last three years of City involvement due to lack of maintenance and repair. The vacancy of the building will not remedy the existing problems. The maintenance conditions have only worsened while the units have been unoccupied. The longer the subject Property remains empty, the longer moisture intrusion and other pressing conditions will go unnoticed and unsolved creating a larger risk to the public of possible partial and imminent collapse.

38. In summary, the City requests the following:

- a. That the April 9, 2024 Resolution upholding the Code Official's determination be upheld;

- b. That the Colonial Landing Apartments (“Colonial Landing”) located at 2101 through 2121 Kecoughtan Road, Hampton, Virginia, be brought up to code within 30 days or be demolished;
- c. That absent the Properties being able to be brought up to code in accordance with the existing violations and Virginia Maintenance Code (“VMC”) 106.1 that the City of Hampton (the “City”) be permitted to demolish the structures in accordance with VMC 106.1.

The City of Hampton asks that the State Building Code Technical Review Board uphold the Resolution of the City of Hampton Building Code Board of Appeals and uphold the Code Official’s determination contained in the Notices of Violation as stated above, and for any further relief as this Board deems just and proper.

CITY OF HAMPTON


Of Counsel

Anne V. Ligon (VSB #90874)
Assistant City Attorney II
Hampton City Attorney’s Office
22 Lincoln Street
Hampton, Virginia 23669
Phone: (757) 727-6167
Fax: (757) 727-6788
Counsel for City of Hampton

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Additional Documents
Submitted by
A10 Capital

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VIRGINIA: IN THE CIRCUIT COURT OF THE CITY OF HAMPTON

A10 CAPITAL, LLC,
a Delaware limited liability company,

v. Plaintiff,

COLONIAL LANDING APARTMENTS, LLC,
a Virginia limited liability company,

Defendant.

Case No. 01-23-152

ORDER APPOINTING RECEIVER

THIS MATTER COMES on the Petition for the Appointment of a Receiver (the "Petition") filed by the plaintiff, A10 Capital, LLC, a Delaware limited liability company as "Note B Holder" and in its capacity as authorized Servicer and Special Servicer for and on behalf of A10 Bridge Asset Financing 2021-D, LLC, a Delaware limited liability company, as "Note A Holder" (Note A Holder and Note B Holder, collectively hereinafter, the "Lender") against defendant Colonial Landing Apartments, LLC, a Virginia limited liability company (the "Borrower"). By its Petition, the Lender seeks the appointment of a receiver under the terms of the Deed of Trust¹ for the real property and the improvements thereon commonly known as 2101-2121 Kecoughtan Road, Hampton, Virginia 23661, which is also identified by tax parcel 1003662 (the "Real Property"). The Court, having considered the application, the support filed therewith, and the public records submitted in support of the Petition, along with the arguments of counsel, finds that the relief requested should be granted.

¹ Unless separately defined in this Order, capitalized terms used are given the meanings ascribed to such terms in the application filed in the above-captioned case.

It is therefore ORDERED that:

I. Appointment of Receiver and the Property.

1.1 Kyle R. Stephenson (the "Receiver"), whose address is 2000 West Club Lane, Richmond, Virginia 23226, hereby is appointed Receiver of the Receivership Property. The Receiver's duty to act as receiver is subject to the execution and filing of an Oath of Receiver that the Receiver solemnly swears that the Receiver will faithfully perform and discharge the duties of Receiver in this cause and obey the orders of this Court. This Order is effective as of July 20 2023 at 9:00 a.m. (the "Effective Date").

1.2 As of the Effective Date, the Receiver is authorized to take immediate possession and full control of the Receivership Property and to take such other actions as the Receiver deems reasonable and appropriate to take possession of, to exercise full control over, to prevent waste, and to preserve, manage, secure and safeguard the Receivership Property. The Borrower shall have neither possession or control of, nor any right to, Income (as defined below) derived from the Receivership Property.

1.3 The Receiver shall take possession of and receive from all depositories, banks, brokerages, and otherwise (collectively, the "Financial Institutions"), any money on deposit in all such Financial Institutions belonging to or arising from the operation of the Receivership Property, whether such funds be in accounts titled in the name of the Borrower or Project or not (but excluding any monies paid to, or held by, the Lender). All Financial Institutions are hereby directed to deliver such deposits to the Receiver and such records as the Receiver may reasonably request with respect to such accounts. The Receiver may indemnify the Financial Institution upon which such demand is made, and the Receiver is empowered to open or close any such accounts. The Receiver shall deposit monies and funds collected and received in

connection with the Receivership Property at federally-insured banking institutions or savings associations with offices in this Commonwealth, which are not parties to this case.

1.4 The Borrower, any of its property managers, and all of its respective employees and agents are ordered to cooperate with the Lender in the transition of the management of the Receivership Property to the Receiver and on the Effective Date. The Borrower and all of its respective employees are hereby ordered to turn over to the Receiver all of the following pertaining to the Receivership Property (but only to the extent that such items are in their possession, custody, or control):

- a. rents and other income of the Receivership Property;
- b. security deposits, security deposit accounts, and an accounting for all security deposits;
- c. tax escrow deposits;
- d. keys;
- e. books, records, checkbooks, ledgers, accounts payable and accounts receivable records;
- f. leases including all communication/correspondence files;
- g. rent rolls;
- h. tenant contact names and telephone numbers;
- i. occupant ledgers;
- j. a current aged accounts receivable/delinquency report;
- k. an aged listing of all trade payables and other payables;
- l. documents identifying and summarizing all pending litigation (excluding this action);
- m. documents pertaining to all pending new leases or renewals;

- n. insurance policies and certificates, including the terms of all insurance policies;
- o. tenant and vendor insurance certificates;
- p. existing executory contracts, service contracts and contracts for the sale of any of the condominium units;
- q. pending bids for contractor work;
- r. on-site employee payroll records and employee files and applications;
- s. documents, books, records and computer files, all passwords needed to access the e-mail account of the Borrower or any property manager(s) employed by the Borrower and all other records concerning the income, and operation and management, of the Receivership Property;
- t. list of utilities providers and utilities accounts;
- u. inventories of all equipment, furniture, vehicles and supplies;
- v. petty cash funds, if any;
- w. year-end 2022 operating statements and year-to-date 2023 operating statements;
- x. site plans, specifications, floor plans, drawings, measurements, etc.;
- y. a list of historical common area maintenance charges and operating expenses for the Receivership Property;
- z. computer equipment, software, management files, equipment, furniture, supplies and all passwords needed to access all software and computer files maintained at the property management office(s) (and all off-site financial records) including the office located at the Real Property, if any;
- aa. information concerning all insurance claims submitted in the past three (3) years concerning the Receivership Property;
- bb. original notices of any code violations or any governmental notices received by or related to the Receivership Property;
- cc. all other documents whatsoever related to the Receivership Property; and

dd. such other records pertaining to the management of the Receivership Property as may be reasonably requested by the Receiver.

1.5 The Borrower and its employees are prohibited from removing any personal property belonging to the Borrower from the Real Property, or diverting any Income.

1.6 The Borrower shall fully cooperate with the Receiver in adding the Receiver and the Lender as additional insureds and the Lender as the loss payee on all insurance relating to the operation and management of the Receivership Property including, but not limited to, fire, extended coverage, auto and van coverage, property damage, liability, fidelity, errors and omissions, and workers compensation, and modifying the policies if deemed appropriate by the Receiver. The Borrower and its property managers, employees and agents are prohibited from canceling, reducing, or modifying any and all insurance coverage in existence with respect to the Receivership Property.

1.7 Receiver may employ other property managers as necessary.

2. Receiver's Duties and Authority.

2.1 The Receiver shall be vested with and shall have the following authority, powers and duties, including the power and authority to Receiver's reasonable business judgment, including the power and authority to:

- a. Take possession of, maintain, secure, manage, control, operate, repair and preserve the Real Property and improvements thereto;
- b. Take possession of, and collect all proceeds, products, rents, profits, and other sums received or generated from the Receivership Property including, but not limited to, rents, profits, and income of the Receivership Property;
- c. Obtain appropriate insurance coverage for the Receivership Property, including, but not limited to, worker's compensation, disability, general liability and "all risks" hazard insurance and to retain, modify, or purchase such insurance, and name the Lender and the Receiver as

additional insureds, as the Receiver deems appropriate for the Receivership Property's preservation and protection, but subject to approval;

d. Be named as loss payee under any policy of insurance covering the Receivership Property, to collect any payments made out of losses covered by any such insurance policies, and to restore or repair the Receivership Property in response to any such losses;

e. Engage professional management companies (including KRS Holdings, Inc.), consultants, employees, guards, clerks, and accountants to assist in the carrying out of the powers and authority given to the Receiver in this order;

f. Employ a company and/or other person for the management and/or leasing of Receivership Property on terms which are intrinsically fair and reasonable;

g. Exclude agents, officers, employees, partners, contractors, or other representatives of Borrower from the Receivership Property, and to manage the Receivership Property and engage others to assist in the management of the Receivership Property;

h. Make necessary repairs, improvements, or alterations to the Receivership Property;

i. Pay all necessary costs, expenses, and commissions of (1) the operation, management, leasing, protection and improvement of the Receivership Property; (2) the administration of the receivership; and (3) the performance of the duties of the Receiver hereunder, out of the income of from the Receivership Property;

j. Change any and all locks to the Receivership Property and, if appropriate, limit access to some or all of the Receivership Property;

k. Assume control over the Receivership Property and to collect and receive all income derived therefrom;

l. Institute, maintain, and prosecute suits or summary proceedings in any court of competent jurisdiction for the collection of any sums due and owing with respect to the Receivership Property, the removal of or from any persons unlawfully in possession or control of the Receivership Property or any portion thereof, or any other matter relating to the Receivership Property or the duties imposed by the Receiver by order or by law;

- m. Defend any legal action brought against the Receiver in his capacity as Receiver of the Receivership Property or its operations;
- n. Employ any such counsel and other professionals that the Receiver deems necessary and appropriate;
- o. Prepare and maintain complete books, records and financial reports of the Receivership Property, including, but not limited to, operating statements, income statements, balance statements, and all other statements prepared for the Receivership Property in a form acceptable to the Lender;
- p. Allow the Lender, its counsel and appraisers or other independent third-party consultants engaged by the Lender access to the Receivership Property at all reasonable times to inspect the Receivership Property and all books and records, and to cooperate with the Lender, its counsel, appraisers and other independent third-party consultants to evaluate the Receivership Property;
- q. Retain, hire or discharge on-site employees (none of whom are, or shall be deemed to be, employees of the Lender);
- r. Establish pay rates of any on-site employees;
- s. Maintain one or more separate accounts with a federally-insured banking institution or savings association with offices in Virginia in the Receiver's own name, as Receiver, from which the Receiver shall disburse all authorized payments as provided in the order authorizing the Receivership;
- t. Receive and endorse checks pertaining to the Receivership Property either in the Receiver's name, or in the Borrower's name;
- u. Pay all appropriate real estate taxes, personal property taxes, and any other taxes or assessments against the Receivership Property;
- v. Prepare and file any tax returns stemming from the Receivership Property and the operation of the Receivership Property as may be required by law. The Receiver shall not be responsible for the preparation and filing of any tax returns for the Borrower, (including income, personal property, commercial activity, gross receipts, sales and use, or other tax returns) other than to provide Borrower with information in the Receiver's possession that may be necessary for the Borrower or its affiliates to prepare and file their returns. The Borrower shall provide to the Receiver

- any information needed to file any tax returns for the Receivership Property;
- w. Operate the Receivership Property under any existing name or trade name (or a new name, if the Receiver deems it appropriate to do so);
- x. Assume control over all licenses pertaining to the Receivership Property;
- y. Assume control over the Receivership Property's website and phone numbers;
- z. Assume control over all advertising related to the Receivership Property;
- aa. Execute lease agreements or extension of leases in effect on the Receivership Property;
- bb. Collect any unpaid or delinquent rents, revenues, or other charges regardless of whether the obligation(s) accrued before or after the Receiver's appointment;
- cc. Enforce any valid covenant or any existing lease, or to cancel or modify any lease of the Receivership Property;
- dd. Prosecute any tenant eviction proceedings in the ordinary course of management of the Receivership Property and to retain an attorney for such purpose;
- ee. Employ security employees as needed in the ordinary course of management of the Receivership Property;
- ff. Cooperate with any foreclosure/auction process that may be initiated under the Deed of Trust, specifically including cooperation with the Lender's foreclosure auctioneer, Tranzon Fox.
- gg. Make application to the Court for authorization to sell or lease some or all of the assets of the Borrower in the usual course of the business of the Borrower so as to allow the Receiver to conduct the business of the Borrower as a going concern; and
- hh. To the fullest extent provided by Virginia law, to affect such other actions that the Receiver deems necessary or proper in the Receiver's sole discretion, for the preservation and efficient operation and management of the Receivership Property.

3. Security Deposits

3.1 Any security or other deposits which tenants have paid to Borrower or its agents or employees and which are not paid to the Receiver, and over which the Receiver has no control, shall be obligations of the Borrower and may not be refunded by the Receiver. Any other security or other deposits which tenants have paid or may pay to the Receiver, shall be refundable by the Receiver in accordance with the leases or agreements.

4. Extent of Receiver's Authority.

4.1 Although the Receiver shall have possession and control of the Receivership Property, the Receiver shall not take title to the Receivership Property.

4.2 Without limiting or expanding the foregoing, the Receiver is authorized to exercise all powers and authority generally available under the laws of the Commonwealth of Virginia that may be incidental to the powers described in this Order or reasonably necessary to accomplish this purpose of this Receivership. The Receiver shall have such additional powers that are provided by law and that the Court may from time to time direct or confer.

4.3 The Receiver shall not take any action that impedes or interferes with any foreclosure, foreclosure auction, or foreclosure sale process in carrying out the duties contained in this Order.

4.4 The Receiver shall, during the pendency of this action, have the right to apply to this Court for further instructions or directions.

4.5 The authority granted to the Receiver is self-executing. The Receiver is authorized to act on behalf of, and in Borrower's name(s) (or the Receiver's name), as the Receiver deems appropriate without further order of this Court and without personal recourse against the Receiver (subject to the General Provisions).

4.6 All advances to the Receiver for the benefit of the Receivership Property, and any other costs and expenses incurred by the Receiver under this Order shall be deemed protective advances under the Deed of Trust. Any such protective advances shall be fully secured by Plaintiff's first priority Deed of Trust lien and security interest against the Property and other Receivership Property.

5. Income.

5.1 The term "**Income**" means, collectively, all cash, cash on hand, checks, cash equivalents, credit card receipts, demand deposit accounts, bank accounts, cash management or other financial accounts, bank or other deposits and all other cash collateral (all whether now existing or later arising); current and past due earnings, revenues, rent, issues and profits, accounts or accounts receivable (all whether unpaid, accrued, due or to become due); and all claims to rent, issues, profits, income, cash collateral, and all other gross income derived with respect to the business operations at the Real Property, regardless of whether earned before or after entry of this Order. "Income" includes all Income received after the first incurred Event of Default under the Loan Documents which was not either (a) paid to the Plaintiff or (b) used for ordinary and necessary business expense regardless of when the Income was received.

5.2 The Income shall be applied to the following items in the stated priority (but subject to the lien rights granted to the Lender):

- a. The Receiver's approved fees and expenses;
- b. The current post-receivership operating expenses, including any on-site employee payroll expenses, marketing and promotional expenses, any real estate taxes, and any other taxes stemming from the operations of the Project and normal business operations incurred during the Receivership; and
- c. Any surplus to be held by the Lender pending further order of the Court.

5.3 The Receiver may make interim distributions of Income to the Lender (after payment of current operating expenses). The Receiver shall make interim distributions of Income to the Lender if the Receiver's "cash on hand" exceeds \$10,000 unless otherwise agreed in writing by the Lender.

6. Receiver Compensation, Accounting and Bond.

6.1 The Receiver's compensation shall be paid (1) first from the Income from the Receivership Property and (2) next, by the Lender, but only to the extent that the Income is insufficient to pay the Receiver's compensation.

6.2 Nothing in this Order shall require the Receiver to advance funds other than from Income without a bond or security for payment satisfactory to the Receiver.

6.3 Within 30 days after obtaining possessions of the Receivership Property the Receiver shall submit to this Court a list of all of the property, whether tangible or intangible, which the Borrower, its property manager(s), and all of their respective agents and employees turned over to the Receiver.

6.4 The Receiver shall furnish to the parties' counsel any additional information regarding Receivership Property as required by law and as may be reasonably requested by the Borrower, but the Receiver is authorized to request instructions from this Court should any party request information on documents which would be unduly burdensome or expensive to produce, or to annoy or harass or for other improper purpose.

6.5 The Receiver shall furnish the Receiver's Reports to the following:

Jennifer M. McLenore, Esquire
Paul S. Biley, Jr., Esquire
Williams Mullen
P.O. Box 1320
Richmond, VA 23218-1320
Telephone: (804) 420-6330

All other counsel of record.

6.6 The Receiver shall post a cash bond or surety bond from an insurance company licensed to do business in Virginia in an amount not less than \$ ~~30,000.00~~ 30,000.00. A cash bond in the form of a cashier's check shall satisfy the requirements for a cash bond. The Bond shall be posted within twenty-one (21) days of the entry of this Order.

7. Term and Termination.

7.1 This Receivership shall continue until further order of the Court.

7.2 The Receiver can be removed either (1) automatically thirty (30) days after the filing of a written demand for removal signed by the Lender's counsel and filed with the Court; (2) by the resignation by the Receiver after 30 days' written notice filed with the Court any time more than six (6) months after the Effective Date; or (3) in the Court's equitable discretion upon a motion for cause. If the Receiver is removed or resigns, a successor receiver can be appointed by a stipulated order on behalf of the Lender and the Borrower. If the Lender and the Borrower cannot agree on a successor receiver, the Court will name a successor receiver by further order after a motion is filed by the Lender or the Borrower requesting the appointment of a successor receiver.

7.3 Immediately upon the termination of this Receivership action, the Receiver shall turn over to the Lender or its designee (including any property manager), all of the Receivership Property unless otherwise ordered by the Court.

7.4 Neither the termination of this Receivership nor the Receiver's removal or resignation will discharge the Receiver of the Receiver's bond.

8. General Provisions

8.1 No person or entity shall file suit against the Receiver, or take other action against the Receiver, without an order of this Court permitting the suit or action provided, however, that no prior court order is required to file a motion in this action to enforce the provisions of this Order or any other order of this Court in this action.

8.2 The Receiver and its employees, agents and attorneys shall have no personal liability in connection with any liabilities, obligations, liens or amounts owed to Borrower's creditors because of its duties as Receiver. Nothing in this Order shall grant any rights to trade creditors or general unsecured creditors, whose rights shall be solely determined in accordance with the laws of the Commonwealth of Virginia.

8.3 The Receiver and its employees, agents and attorneys shall have no personal liability, and they shall have no claim asserted against then relating to the Receiver's duties under this Order, except for claims due to their gross negligence, gross or willful misconduct, malicious acts and/or the failure to comply with the Court's orders.

8.4 The Borrower, its property manager, and all those in inactive participation or concert with them who receive notice of this Order, and all those having claims against the Receivership Property who receive notice this Order, are enjoined from, **and shall not**:

13

a. **Commit Waste.** Commit or permit any waste on all or any part of the Receivership Property, or suffer or commit or permit any act on all or any part of the Receivership Property in violation of law, or remove, transfer, encumber or otherwise dispose of any of the Receivership Property;

b. **Collect Income.** Demand, collect, receive, discount, or in any other way divert or use any of the Income;

c. **Terminate any Utility Service.** Terminate or withhold any electric, gas, water, sewer, telephone or other utility service supplying the Receivership Property, require any utility deposit or otherwise interfere with the continued operations of the Receivership Property;

d. **Interfere with the Receiver.** Directly or indirectly interfere in any manner with the discharge of the Receiver's duties under this Order or the Receiver's possession of and operation or management of the Receivership Property;

e. **Transfer or Encumber the Receivership Property.** Expend, disburse, transfer, assign, sell, convey, devise, pledge, mortgage, create a security interest in, encumber, conceal or in any manner whatsoever deal in or dispose of the whole or any part of the Receivership Property including, but not limited to, the Income without prior court order; nor

f. **Impair the Preservation of the Receivership Property.** Do any act which will, or which will tend to impair, defeat, divert, prevent or prejudice the preservation of the Receivership Property, including the Income, or the preservation of the Lender's interest in the Receivership Property and the Income.

8.5 The Receiver shall faithfully discharge the Receiver's duties, and obey the Court's orders.

8.6 The Receiver is subject to the personal jurisdiction of the Court.

8.7 The Receiver's duty to act as Receiver is subject to the Receiver's written acceptance and approval of the terms of this Order. Upon acceptance, the Receiver shall be bound by each and every term contained in this Order and each and every obligation of the Receiver imposed by this Order.

14

9. Amendment of Order.

9.1 This Order may be amended for cause after a motion or hearing. This Order may also be amended by order agreed to by the Lender, the Borrower and the Receiver.

10. No Prejudice to Foreclosure/Final Order.

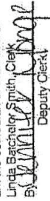
10.1 This Order shall not prejudice Lender's foreclosure of its deed of trust lien on and security interest in the Property, or an action by the Lender with respect to the indebtedness or any of the Lender's other claims as set forth in the Petition or in any subsequent amendments to the petition.

ENTERED: July 20, 2023.


JUDGE

WE ASK FOR THIS:


Jennifer M. McLemore, VSB 47164
Scott C. Miller, VSB 77088
Williams Mullen
1700 Dominion Tower
999 Waterside Drive
Norfolk, VA 23510
Email: jmclemore@williamsmullen.com
smiller@williamsmullen.com
Phone: 804-420-6330
757-622-3366
Counsel for A10 Capital, LLC

I certify that the document to which
this authentication is affixed is a
true copy of an original record in
the Hampton Circuit Court, that I
have the custody of the record and I
am the custodian of that record.
Linda Bacheler Smith, Clerk
By  Deputy Clerk

Additional Documents
Submitted
By City of Hampton

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Staff Note:

To reduce the size of the record and avoid unnecessary duplication of documentation, staff only included one copy of each NOV sent to each of the following recipients:

Colonial Landing Apartments, LLC
A10 Capital LLC
2121 Kecoughtan Holdings LLC
Kyle R. Stephenson
KRS Holdings Inc (see Basic Documents)

Each recipient was issued this NOV for each of the addresses listed below.

2101 KECOUGHTAN RD
2103 KECOUGHTAN RD
2105 KECOUGHTAN RD
2107 KECOUGHTAN RD
2109 KECOUGHTAN RD
2111 KECOUGHTAN RD
2113 KECOUGHTAN RD
2115 KECOUGHTAN RD
2117 KECOUGHTAN RD
2119 KECOUGHTAN RD
2121 KECOUGHTAN RD

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HAMPTON VA

February 20, 2024

2121 Kecoughtan Holdings Group LLC
Registered Agent: Matthew Lockhart
10349 Warwick Blvd #A
Newport News, VA 23601

Re: 2101 KECOUGHTAN RD Hampton, VA Parcel Number: 1003662

Dear Sir/Madam:

As an owner or person having interest in the property referenced above, you are hereby notified that the structures and premises referenced above have been inspected and found to be in violation of the Virginia Maintenance Code 2018 as adopted by Section 9-26 of the City Code of Hampton outlined below:

VMC

Subsection 106.1 Unsafe Structure or Structures Unfit for Human Occupancy

- This section shall apply to existing structures which are classified as unsafe or unfit for human occupancy. All conditions causing unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official shall be permitted to order the demolition of such structure in accordance with applicable requirements of this code.
- Note: Structures which become unsafe during construction are regulated under the VCC.

Demolish the structure within 30 days or bring the entire structure up to code by complying with the violations noted on the attached spreadsheet. Additionally, complete all recommendations outlined in the following reports that are also attached:

MISH Engineering Concepts, PLC dated January 31, 2024, Complete Care Plumbing LLC dated January 26, 2024, S&W Power Solutions, LLC received January 31, 2024, and Partner Engineering and Science, INC. dated January 31, 2024.

Please be advised that failure to comply with this notice of violation and attached supplemental documentation will result in the City taking legal action, including, demolition of the structure without further notice.

**Please be advised that the required repairs must be completed within 30 days from this notice.
Failure to comply with this notice of violation will result in the City of Hampton taking legal action**

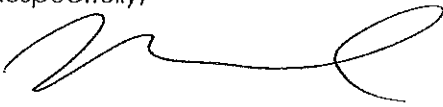
If you would like to appeal this notice of violation(s), you have that right in accordance with Virginia Maintenance Code 2018 Chapter 1, Section 107.5. The applicant shall submit a written request for the appeal to the LBBCA within 14 calendar days of the receipt of the decision being appealed. More information about noting an appeal can be obtained from the Department of Community Development at 22 Lincoln St, 3rd floor.

Community Development Department, Property Maintenance & Zoning Enforcement Division
22 Lincoln Street, 3rd floor | Hampton, Virginia 23669
www.hampton.gov | P.757.727-8311

If you have any questions, please contact me at 757-727-6317 to discuss the above issue. If you would like to meet in person, it is preferred to meet on site to help resolve this issue. Please contact me at the above number to set up an appointment.

Thank you in advance for your cooperation in keeping Hampton the most livable city in Virginia.

Respectfully,

A handwritten signature in black ink, appearing to be 'KM', written in a cursive style.

Kimberly Mikel
Code Official
City of Hampton, VA.

A handwritten signature in black ink, appearing to be 'ML', written in a cursive style.

Megan Lands

Codes Compliance Inspector

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 Street, Apt. No., or PO Box No.
 City, State, ZIP+4

Kyle R. Stephenson
2000 West Club Lane
Richmond, VA 23226

PS Form 3800, May 2000 See Reverse for Instructions

7000 1530 0000 8676 1576

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Kyle Stephenson
2000 West Club Lane
Richmond, VA 23226

2. Article Number (Transfer from service label)
7000 1530 0000 8676 1576

3. Service Type

☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
--	---

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
2/26/24

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1530 0000 8676 1613

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
Colonial Landing Apt LLC
 Street, Apt. No., or PO Box No.
618 Village Dr J
 City, State, ZIP+4
Virginia Beach, VA 23454
 PS Form 3800, May 2000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Colonial Landing Apt LLC
618 Village Dr J
Virginia Beach VA 23454



9590 9402 8108 2349 8917 02

2. Article Number (Transfer from service label)
7000 1530 0000 8676 1613

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Taylor Hinson

C. Date of Delivery
2/23/2021

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1530 0000 8676 1606

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
A10 Capital, LLC
 Street, Apt. No., or PO Box No.
1700 Dominion Tower 999 Waterside
 City, State, ZIP+4
Norfolk, VA 23510
 PS Form 3800, May 2000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

A10 Capital LLC
999 Waterside Dr
Norfolk, VA 23510



9590 9402 8108 2349 8917 26

2. Article Number (Transfer from service label)

7000 1530 0000 8676 1606

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X OL-Rt 1074

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

2/23/24

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

RISK MANAGEMENT

FEB 28 2024

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Colonial Lodge

Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
2121 Houghton Holdings LLC
Street, Apt. No. or PO Box No.
10349 Harbick Blvd A
City, State, ZIP+4
Newport News, VA 23601

PS Form 3800, May 2000

See Reverse for Instructions

7000 1530 0000 0000 8676 1590

City of Hampton
Local Appeals
Board April 9, 2024
Meeting Minutes

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1 AT A REGULAR MEETING AND PUBLIC HEARING OF THE BUILDING CODE BOARD OF APPEALS OF
2 HAMPTON, VIRGINIA, HELD IN THE COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM,
3 5TH FLOOR, CITY HALL, 22 LINCOLN STREET, AT 2:00 P.M. ON TUESDAY, APRIL 9, 2024
4

5 I. ROLL CALL

6 Chairman Carl Burt called the meeting to order at 2:00 PM.
7

8 A call of the roll notes those present: Chairman Carl Burt, Vice-Chairman H. Guy Sager Jr, Frank
9 Feagan, and Michael Hodges. Absent was David Radloff. Also present were Deputy
10 Director/Code Official Kim Mikel, Senior Deputy City Attorney Brandi Law, Assistant City Attorney
11 Anne Ligon, Interim Property Maintenance & Zoning Enforcement Manager Alexon Bethea,
12 Building Official Phil Prisco, Director of Community Development Bonnie Brown, and Recording
13 Secretary Dorinda Weeks.
14

15 II. PUBLIC HEARING ITEMS

16 A. 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121
17 Kecoughtan Road, LSRN 1003662: Appeal of the Notices of Violation dated February 20, 2024
18 declaring the property a Public Nuisance under Section 106.1 of the Virginia Maintenance Code
19 and ordering demolition if repairs are not made within 30 days.
20

21 Ms. Mikel presented the case on behalf of the City. The basis of appeal is to appeal the Code
22 Official's decision to issue notices of violations for Virginia Maintenance code section 106.1
23 declaring all buildings of property to be unsafe structures that constitute such a hazard to
24 occupants and the public that they shall be raised if not removed or abated within 30 days of
25 notice.

26 After Ms. Mikel's presentation, Chairman Burt asked the Board if they had any questions for the
27 staff.
28

29 Board Member Feagan asked if there were any evidence of black mold.
30

31 Deputy Director/Code Official Mikel communicated that Code Inspectors are not certified to
32 inspect for mold.
33

34 Board Member Sager questioned the condition of the inside of the building since the window
35 has been left opened. He also wanted to know the process of what would happen if the
36 appellants request was granted and then the project was not able to be completed if they run
37 out of money.

38 Deputy Director/Code Official Mikel explained the process of what would happen if an
39 extension was granted to start doing some of the work in the buildings and/or one building at a
40 time. If repairs have started and occupants have moved into the building, it is more difficult to
41 regain access to the building. Also, if the buildings were sold to someone else, this entire process
42 would start again. Due to the work that needs to be done to the buildings, \$1.4 million dollars will
43 not be enough to complete the entire project if evaluations are done to determine the building
44 issues. Code Official also mentioned work had already been done unknowingly by closing up
45 the walls without permits and inspections.
46
47
48

Chairman Burt asked the appellants if they had any questions of the City. Attorney Grady Palmer, counsel for A10 Capital, responded that he had no questions for the City right now but A10 has a team of people that would like to give testimony to the Board.

Attorney Palmer, an attorney representing A10 Capital, and Everett Mish, a Professional Engineer, reported and discussed the violations on the properties. They believe the buildings can be repaired and do not constitute a hazard to the public since they are vacant.

Kyle Stephenson, a court appointed Receiver in the foreclosure proceedings, discussed the violations and some of the work that was already done concerning pest control, deferred maintenance issues and safety issues on the property.

Steve Zorich, Executive Vice President of A10 Capital, reported on the work that had been done and believes that Matt Lockhart's budget is sufficient to do what needs to be done.

Board Member Feagan voiced concern and discussed imminent dangers of collapsing, water damage, rodent infestation and the diseases that come along with this as well as dangers of fire as being a health and safety violation.

Board Member Sager voiced great concern and discussed the amount of money that is available to make the repairs and questions if there is enough money to complete the project. Matt Lockhart responded.

Board Member Hodges asked Staff, if the items are repaired, would the units be livable? The response from Deputy Director/Code Official Kim Mikel is the City does not have the ability to go into the units and take out walls and ceilings to get to the root of the issues, however, the violations the City noted are based on what we can see. The City is not able to crawl into ceilings and is not able to state whether or not they would be livable based on fixing the violations.

Matt Lockhart, potential purchaser of Colonial Landing Apartments, briefly reported on his current good rental property history and is willing to fix the problems in these units.

Chair Burt, Senior Deputy City Attorney Brandi Law, and Ms. Mikel asked questions of Mr. Lockhart, who responded.

Attorney Palmer made known that Mr. Lockhart wants the buildings to be livable and to meet the code. He said the order to demolish the building is not warranted.

The Board decided to vote on the property as a whole, instead of voting on each individual address. The City and the Appellants agreed.

A motion was made by Board Member Feagan to uphold the Code Official's decision for the property at 2101-2121 Kecoughtan Road.

Board Member Hodges seconded the Motion.

A roll call vote on the motion resulted as follows:

AYES:	Burt, Sager, Feagan, Hodges
NAYS:	None

399

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Addendum:

Petition for
Reconsideration for
George and Carrie
Schiano
(Appeal No. 24-03)

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PETITION FOR RECONSIDERATION (CODE § 2.2-4023.1)

Appellants, George and Carrie Schiano, request this Board to grant them their Petition For Reconsideration of its Final Decision dated July 19 2024.

STATEMENT OF FACTS AND GROUNDS

Material issues and requests that were raised in our Statement Of Specific Relief Sought have not been properly addressed or incorporated in the Final Decision

In their **Attached Statement Of Specific Relief Sought**, which is in evidence, the Schianos put the following seven (7) contested issues before this Board. However, the Board's Final Decision addressed numbers 1 and 5 above only:

- 1. The subject shed is required to have inspections under VUSBC Section 113.3, even if the shed is an exempt farm building under Va. Code Section 36-99.*
- 2. The Notice Of Violation did not require county attorney approval or was otherwise authorized under VUSBC Section 115.2.1 and Va. Code Section 19.2-8.*
- 3. The signed affidavit "Building and Structure Building Code Exemption Worksheet" that was provided to the building official was "deficient and incomplete" and the building official was authorized to require additional "facts" or "evidence" as a condition for deeming the shed exempt and rescinding the Notice Of Violation.*
- 4. The shed is "unsafe" for its current accessory use.*
- 5. The electrical and plumbing connecting the shed to the residence is subject to the requirement of permits, even if the subject building is exempt.*
- 6. The building official was authorized to not provide a refund of the unused portion of the abandoned permits under VUSBC Section 107.1.2;*
- (7.) The abandoned permit(s) on the shed must be reinstated and "inspected" or the "appropriate steps" must be followed to "withdraw" the permit(s); the building official was correct that we needed to get new "zoning approval" for the shed's current accessory use as a farm building; the Notice Of Violation was "properly issued" and enforceable;*

Their Statement Of Specific Relief Sought then presented the following three (3) requests for specific relief:

- [4] Overturn the local Board's above findings of fact and legal rulings;*
- [5] Require the building official to rescind the Notice Of Violation for failure to prove that a violation of VUSBC Section 113.3 existed or still exists;*
- [6] Require the building official to deem the subject shed and the electrical and plumbing that is necessary to support its current farm use exempt from the*

building code under the terms of the signed affidavit/Worksheet, Va. Code Section 36-99, and the uncontroverted facts of the case.

While the Board's Final Decision addresses number [4] and [6], it does not properly address number [5] **(it does not provide a ruling on whether the County had prima facie proof that a violation existed, including at the time of the "sewer lateral inspection" that the County entered into evidence at the hearing¹).**

Therefore, the following material issues and requests remain unresolved:

- ~~1. The subject shed is required to have inspections under VUSBC Section 113.3, even if the shed is an exempt farm building under Va. Code Section 36-99.~~
2. The Notice Of Violation did not require county attorney approval or was otherwise authorized under VUSBC Section 115.2.1 and Va. Code Section 19.2-8.
3. The signed affidavit "Building and Structure Building Code Exemption Worksheet" that was provided to the building official was "deficient and incomplete" and the building official was authorized to require additional "facts" or "evidence" as a condition for deeming the shed exempt and rescinding the Notice Of Violation.
4. The shed is "unsafe" for its current accessory use.
- ~~5. The electrical and plumbing connecting the shed to the residence is subject to the requirement of permits, even if the subject building is exempt.~~
- ~~6. The building official was authorized to not provide a refund of the unused portion of the abandoned permits under VUSBC Section 107.1.2;~~
- (7.) The abandoned permit(s) on the shed must be reinstated and "inspected" or the "appropriate steps" must be followed to "withdraw" the permit(s); the building official was correct that we needed to get new "zoning approval" for the shed's current accessory use as a farm building; the Notice Of Violation was "properly issued" and enforceable.

- ~~[4] Overturn the local Board's above findings of fact and legal rulings;~~
~~[5] Require the building official to rescind the Notice Of Violation for failure to prove that a violation of VUSBC Section 113.3 existed or still exists;~~
~~[6] Require the building official to deem the subject shed and the electrical and plumbing that is necessary to support its current farm use exempt from the building code under the terms of the signed affidavit/Worksheet, Va. Code Section 36-99, and the uncontroverted facts of the case.~~

Additionally, during the hearing a material issue relating to number 7 was raised:

¹ See **Attached Inspection Worksheet**, which is in evidence. The sole drafter, George Marcum, did not attend or testify at the hearing, no affidavit was provided, and the County did not testify that it consulted with Mr. Marcum on the meaning of his comment in the report "Need to inspect pumped sewer attachment in basement at final inspection. Ok to cover sewer." The comment clearly speaks about a sewer "attachment" or *plumbing part*; however, it does not state that the part was "attached" to the plumbing in the Schianos' home. The existence of a plumbing part itself does not constitute a violation of the Building Code if it is not actually attached to the plumbing system. The ambiguous "Checklist Item" in this "Passed" Inspection Worksheet was precatory, at best.

(8.) *Whether the County was authorized to reinstate the Schianos' abandoned trade permit for plumbing without their express consent and in the notes section to the electronic record indicate that a final inspection is currently required* (see Attached Email to Board from Eric Mays, which is in evidence).

INCORRECTNESS OR INCOMPLETENESS IN THE FINAL DECISION, PARAGRAPH III. FINDINGS OF THE REVIEW BOARD

The Board's decision during the hearing to replace the above issues and requests expressly made by the Schianos' with its own version of issues and requests was improper²; but even if it were not the case, the Board's rulings and conclusions in the Final Decision are not supported by sufficient findings of fact.

In its Final Decision the Board took up the following three (3) issues only. They are listed below along with an explanation of their material deficiencies:

- A. Whether to uphold the decision of the County and the local appeals Board that the sewer connection inside the residential structure required inspections in accordance with VUSBC Section 113.3
 1. *"Schiano further argued that violations could not be "revealed", as the NOV indicated, without a site visit."* This is an incomplete finding. We argued in our Statement Of Specific Relief Sought and at the hearing that the County's claim that the sewer was connected could not be **proven** nor **enforced**. We ask the Board to amend its Final Decision to incorporate these facts which are material to the case.
 2. *"The County argued that the sewer line connected to the basement of the residential structure, as identified in the approved sewer lateral inspection on March 15 2022..."* This is not a finding of fact on the substantive issue, but merely a recount of a party's testimony about it. We request the Board to incorporate into its Final Decision a finding of fact of what, if any, **evidence** the County produced at the hearing to prove that the subject sewer attachment was connected in the basement or to rebut the Schianos' testimony that stated that the Inspection Worksheet alone did not offer sufficient proof that the sewer attachment was actually connected to their plumbing system, that the attachment was in fact never

² See **Va Code § 2.2-4020 E**. "...All decisions or recommended decisions shall be served upon the parties, become a part of the record, and briefly state or recommend the findings, conclusions, reasons, or basis therefor upon the evidence presented by the record and relevant to the basic law" and **Va. Code § 2.2-4020 C**. ii) "...receive probative evidence, exclude irrelevant, immaterial, insubstantial, privileged, or repetitive proofs, rebuttal, or cross-examination, rule upon offers of proof, and oversee a verbatim recording of the evidence" (emphasis added).

connected, and that, in any case, the Inspection Worksheet may not be used for prosecutorial purposes.

3. *“The Review Board found that the sewer connection inside the residential structure required the minimum inspections in accordance with VUSBC Section 113.3 Minimum Inspections...”* We request the Board to incorporate into the Final Decision a finding of fact of whether the subject sewer was actually connected on the day of the Inspection Worksheet and provide a basis for the finding from the record.
- B. Whether to uphold the decision of the County and local appeals Board that the building official is authorized to require specific facts and/or evidence, listed in the Prince William County Farm Building and Structure Building Exemption Worksheet, to determine whether the detached accessory structure is exempt from the VUSBC pursuant to VUSBC Section 102.3 Exemptions Item #9 and definition of a farm building or structure as defined in VUSBC.

This issue is factually incorrect.³ In this appeal the Schianos presented the question of whether the County was authorized to demand of them as a condition of determining the building to be exempt “facts and evidence” **in addition** to what was specifically requested or required in the *Prince William County Farm Building and Structure Building Exemption Worksheet* without a specific authorization in the Virginia Code or written local policy.⁴ The Schianos’ request the Board to amend its Final Decision to specifically correct the issue.

1. *“The Schianos also argued that the County did not have the authority to request facts and/or evidence to support the conversion of the residential accessory structure back to an exempt farm building”.* Nothing in the record for this appeal supports a finding that the building was ever a non-farm, residential accessory structure and the County provided no testimony or evidence to rebut the Schianos’ argument that the building was always a farm building under the Code Section. While the Schianos at one time

³ See Statement Of Specific Relief Sought: 3. *“The signed affidavit ‘Building and Structure Building Code Exemption Worksheet’ that was provided to the building official was ‘deficient and incomplete’ and the building official was authorized to require additional ‘facts’ or ‘evidence’ as a condition for deeming the shed exempt and rescinding the Notice Of Violation.*

⁴ See, for example, Dillon’s Rule. The County failed to prove during the hearing that the Virginia Legislature authorized it to empower the building official to operate outside of its written policies on how to vet and manage a citizen’s assertion of rights under Section 102.3. 9 Virginia Uniform Statewide Building Code. **Mr. Mays’ demand for the Schianos’ to submit additional “facts and evidence” after they had already provided the completed Worksheet which collected the facts and evidence that are permitted under the Code Section, was clearly arbitrary and capricious.**

contemplated converting it for residential use, they changed their mind as evidenced by the voluntary abandoning of the permits.⁵

C. Whether to uphold the decision of the County and the local appeals Board not to provide a refund for the abandonment of the building project in accordance with VUSBC Section 107.1.2 Refunds.

It is unclear how the Board correctly arrived at its decision in favor of the County on this issue. The Schianos' request the Board to incorporate into its Final Decision the method it used to calculate the total amount paid by the Schianos in fees and the "amount that correlates to [any] work not completed".

**INCORRECTNESS OR INCOMPLETENESS IN THE FINAL DECISION, PARAGRAPH
IV. CONCLUSION**

Inasmuch as it is not specifically requested above, we ask the Board to incorporate into its Final Decision findings of fact and conclusions on the following issues and requests that were raised by the Statement Of Specific Relief Sought, the evidence and testimony of the parties at the hearing, and the argument at the hearing:

1. Whether the County had authority from the Virginia Legislature to reinstate the abandoned plumbing permit without our express consent and if so cite the relevant Code Section or County policy.
2. Whether the County had sufficient cause to issue the NOV based on a review of the Inspection Worksheet only or of any other document(s) in its possession at the time and if so whether it was enforceable under the Virginia Code, and cite the relevant Code Section or County policy.
3. Whether the Board had authority from the Virginia Legislature to deny our request made in our Statement Of Specific Relief Sought and during the hearing to specifically rule on each of the issues and requests that we raised in our Statement Of Specific Relief Sought, and cite the relevant Code Section or County policy.

STATEMENT OF RELIEF DESIRED

As it stands now, there is not substantial evidence in the record for this appeal to support the Board's Final Decision.⁶ We request the Board to grant this petition to reconsider its Final Decision, suspend the Final Decision, modify, incorporate, supplement and correct its findings of fact on the above issues and requests and revise and correct its rulings and conclusions accordingly.

⁵ The Schianos' testified at the hearing the reason was the County's refusal to constitute the project for "residential dwelling use", as evidenced by their comment made on the Zoning Approval. At no time did the County approve or consider the building to be a "residential accessory structure" or "dwelling" and no evidence to prove it was offered at the hearing.

⁶ See Va. Code § 2.2-4027.

Respectfully Submitted on August 7 2024,



Carrie Schiano
Appellant
7480 Falkland Drive
Gainesville VA 20155
703.462.4886
georgeschiano@gmail.com



George Schiano
Appellant
7480 Falkland Drive
Gainesville VA 20155
703.46.24886
georgeschiano@gmail.com

STATEMENT OF SPECIFIC RELIEF SOUGHT

Regarding the following adverse decisions of the building official that we had appealed to the local board (amplified for clarity):

1. The subject shed is required to have inspections under VUSBC Section 113.3, even if the shed is an exempt farm building under Va. Code Section 36-99.
2. The Notice Of Violation did not require county attorney approval or was otherwise authorized under VUSBC Section 115.2.1 and Va. Code Section 19.2-8.
3. The signed affidavit "Building and Structure Building Code Exemption Worksheet" that was provided to the building official was "deficient and incomplete" and the building official was authorized to require additional "facts" or "evidence" as a condition for deeming the shed exempt and rescinding the Notice Of Violation.
4. The shed is "unsafe" for its current accessory use.
5. The electrical and plumbing connecting the shed to the residence is subject to the requirement of permits, even if the subject building is exempt.
6. The building official was authorized to not provide a refund of the unused portion of the abandoned permits under VUSBC Section 107.1.2;

and the local board's resolution on the matter, which stated:

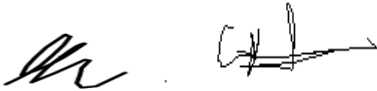
The abandoned permit(s) on the shed must be reinstated and "inspected" or the "appropriate steps" must be followed to "withdraw" the permit(s); the building official was correct that we needed to get new "zoning approval" for the shed's current accessory use as a farm building; the Notice Of Violation was "properly issued" and enforceable.

WE REQUEST THE FOLLOWING RELIEF OF THIS BOARD:

Overturn the local board's above findings of fact and legal rulings;

Require the building official to rescind the Notice Of Violation for failure to prove that a violation of VUSBC Section 113.3 existed or still exists;

Require the building official to deem the subject shed and the electrical and plumbing that is necessary to support its current farm use exempt from the building code under the terms of the signed affidavit/Worksheet, Va. Code Section 36-99, and the uncontroverted facts of the case.



George Schiano, Carrie Schiano
7480 Falkland Drive
Gainesville VA 20155
703-462-4886

Attachments (we ask that these documents be reviewed by this board prior to any decision and entered into evidence prior to any evidentiary hearing):

1. **Notice Of Violation** (local board Appeal Package APL2024-00007, Page 23)
2. **Application to local board containing requested relief and attached supporting documents** (local board Appeal Package APL2024-00007, Pages 28-88)
3. **Supplemental requested relief** (email to local board secretary dated March 6, 2024)
4. **Final resolution of the local board** (dated March 18, 2024)
5. **Transcript of hearing of the local board** (forthcoming, email from local board secretary dated March 21, 2024)
6. **The local board Appeal Package APL2024-00007** (in its entirety)

INSPECTION WORKSHEET (IPL2022-058980)

Prince William County, 5 County Complex Court, Prince William, Virginia 22192-5308

Customer Service: 703-792-6930; To Schedule Inspections: IVR 1-866-457-5280 or ePortal www.pwcgov.org/eportal

Case Number: PLB2022-02019
Inspection Date: Tue Mar 15, 2022
Inspector: Marcum, George

Case Module: Permit
Inspection Status: Approved
Inspection Type: 404R Sewer Lateral

Job Address: 7480 FALKLAND DR
GAINESVILLE, VA, 20155

Parcel Number: 7197-74-4575

Contact Type	Company Name	Name
Owner		SCHIANO, GEORGE & CARRIE

Checklist Item	Status
A: Add Miscellaneous - Miscellaneous Need to inspect pumped sewer attachment in basement at final inspection. Ok to cover sewer.	Passed



Marcum, George



G S <georgeschiano@gmail.com>

Farm Building and Structure Building Code Exemption Worksheet1 message

Mays, Eric M. <emays@pwcgov.org>

Fri, Mar 22, 2024 at 4:31 PM

To: "beaglegap@gmail.com" <beaglegap@gmail.com>, George Schiano <georgeschiano@gmail.com>

Cc: "Roop, Chad A." <croop@pwcgov.org>, "Alexander, Kristin O." <KAlexander@pwcgov.org>

Dear Mr. and Mrs. Schiano,

Based on the testimony provided by Mr. Schiano (See Attached Transcript) during the Building Code Appeal Hearing APL2024-00007, I have determined that you are operating a farm at 7480 Falkland Drive. Furthermore, I have determined that the two-story detached accessory structure is a Farm Building. Please see the attached approval.

Based on the above determination, the following actions have been taken:

1. Building Permit BLD2022-03634 status has been changed from "Abandoned" to "Withdrawn." The project description has been revised to include "farm building."
2. Electrical Permit ELE2022-04191 status has been changed from "Abandoned" to "Finaled." Additionally, the scope of work was revised to delete all electrical items installed inside the farm building, and the project description now states, "REDUCED TO ELECTRICAL CIRCUIT FROM RESIDENTIAL HOUSE TO FARM BUILDING." Since Mr. Raines, the County Inspector, previously approved that electrical circuit, I administratively generated the 350 Electrical Final Inspection Approval and referenced Mr. Raines's previous inspection approval.
3. Plumbing Permit PLB2022-02019 status has been changed from "Abandoned" to "Issued." Additionally, the scope of work was revised to delete all plumbing items installed inside the farm building, and the project description now states, "SCOPE OF WORK REDUCED TO WATER LINE AND SEWER LATERAL FROM RESIDENTIAL HOUSE TO FARM BUILDING."

The attached Sewer Lateral Inspection Report states, "Need to inspect pumped sewer attachment in basement at final inspection. Ok to cover sewer." Since the Building Permit has been withdrawn, a 450 Plumbing Final Inspection is now required for this outstanding item, which is located in the house basement. Please schedule the 450 Plumbing Final Inspection.

If you have any questions, please let me know.

Sincerely,

Eric M. Mays, P.E.

Building Official

Prince William County

703-792-6873

emays@pwcgov.org

3 attachments**100122 Appeals Board Meeting-CT.pdf**

330K

**BGPA2024-00302 (7480 Falkland Drive).pdf**

387K

**PLB2022-02019 Sewer Lateral Inspection Report.pdf**

24K