## 1. Description of the property

The subject property consists in part of 4 two story, walk up multi-family apartment buildings, each with 16 1 BR dwelling units ("DU's"): 1040, 1050, 1060, and 1070 Jackson Street, located in Stoughton, Wisconsin. The buildings were designed for the current owner by William Wenzler Architects, Milwaukee, Wisconsin, in two phases, one pair in1979 and the others in 1980, permitted and constructed the following years. The 2 phases of buildings are virtually identical. These pairs of buildings are referred to as Greenspire I and Greenspire II, respectively.

There are also two additional buildings: Greenspire III: 1046 Jackson Street, designed by HSR Associates and built in 1987; it consists of 12 DU's, single story, wood frame on a poured in place concrete slab. And, finally, there is Greenspire IV: 924 Jackson Street, also designed by HSR Associates, in 1989; it has 16 DU's in 2 Stories.

Greenspire I & II have had a total of 19 DUI's remodeled along with all four community rooms kitchens., starting in2018 Patios were placed as needed, along with two of the three trash enclosures, and one of Maintenance Sheds.

This CNA covers the balance of 73 DU's, and exterior features including landscaping, , re-siding of the Maintenance Garage/shop and, in addition, replacement of electrical service panels both for the buildings and within all the apartments.

On March 22 and March 28, 2022, CNA Provider walked through 57 apartments, scattered among the buildings as well as floors, and also the common areas of each building and grounds, accompanied by Wendy Skoien, assistant resident manager, who oversees maintenance including major portions of apartment turnover "refreshing." The multistory buildings were designed without elevators, however Greenspire I & II have retro-fitted with enclosed platform lifts (see photo's). On May 11 the CNA Provider and a landscaping consultant surveyed the grounds to establish needs for stone drainage beds and plantings' maintenace/replacement as well as site drainage. issues

All the buildings are constructed of wood frame construction with masonry veneer atop of a concrete block or poured concrete foundation. The foundation and exterior walls show no evidence of settling or leakage, and the above grade exteriors have been very well maintained. Roof replacements are included in the CNA.

## 2. Health & Safety

The buildings have been retro-fitted with fire/smoke alarms for persons with visual impairments. Several building lacks an accessible hard path away from the building from its secondary exit door and patios for areas of rescue assistance are proposed. The railings and balusters in the common area corridors' stairs and second floor are spaced in compliance of 4" maximum clear. Inside the apartments grab bars are being added are part of remodeling to each toilet to promote "use-ability" as well as safety.

**3. Site**

Some sidewalks were replaced recently and are in excellent condition; they provide no-step access to the two entrances of each building. Secondary exits mostly lead to generous landings and are also in good condition; the exceptions are 1040 & 1070 & 924 Jackson Street, discussed previously. There is fenced trash enclosure at 1060, all in excellent condition; having been replaced in 2019.

**4. Architectural**

Owner has been diligent in exterior maintenance, including entrance doors, as well interior common area heating & cooling, however much remains of the regional construction and has reached its end of useful life. Interior common area finishes are holding up well but those not replaced in 2018-22 are dated and flooring especially needs to be replaced. Nineteen Dwelling units were remodeled in 2018 - current along with Community Room and Toilet Rooms; the balance are are discussed in Para. 6, following.

**5. Mechanical & Electrical**

The buildings have always been served by a electric baseboard and central hot water tanks, some of which were replaced three years ago. Air conditioning is accomplished in the apartments and some common areas with through-wall sleeves and portable units. Greenspire I & II had air-source A/C heat pumps installed 4 years ago. Due to the advanced age of the structure, major systems' replacements, including water supply distribution lines, are likely in foreseeable future. Before pursuing such work an analysis of conversion to ground source heat pumps for both space & domestic hot water heating and space cooling should be evaluated.

The electrical systems have not any history of troubles according to the Owner. End use devices (switches and receptacles) have been replaced as part of turnover work. The CNA includes replacement of service equipment in immediate work.

The lack of an elevator was a barrier to utilization of the building by all the residents as well as visitors; Lifts were added in 1993 in greenspire I & II and gates recently replaced. Laundry machines are provided on each floor with ground floor doors and machines recently made accessible.

**6. Dwellings**

Owner has been diligent in exterior maintenance, including window repairs and "refreshing" units upon turnover, in particular floor coverings, so a variety of conditions within units present themselves. Replacement of flooring has been pursued at unit turnovers, however Kitchen and Bathroom cabinetry, counter tops, and fixtures are mostly original. For marketing appeal as well as minimizing maintenance effort, replacements are called for over the next two years.

**7. Accessibility**

First occupancy was in the mid-1970's and two "wheelchair accessible" DU's in each building were called for on construction plans. However the width of the bathrooms was no larger than 5' tub with which provides insufficient maneuvering at all fixtures; in some cases residents have abandoned use of the tub. (see photos) Re-configuration to achieve strict compliance with Uniform Federal Accessibility Standards (UFAS) could be accomplished by expanding the Bathroom and the adjacent Bedroom, expanding each 2' outwards which would be a huge improvement but beyond the scope of this CNA, hence not costed.

There are no steps between parking area and the entry doors; in three instances, 1040 & 1070 & 924 Jackson Street, the secondary exit doors do not lead away from the building with accessible walks; because of sloping ground poured concrete areas of rescue assistance are included in the CNA. There are no visual alarms for fire & smoke. There is no signage in public/common areas for persons with impaired vision. Laundry machines for resident use originally were on each floor but those on the ground floor lacked suitable width doors and the controls of the machines themselves were not within allowable reach ranges; the ground floor doors and machines have been altered to meet UFAS (see photo's).

Common area Kitchens in 924 and 1046 Jackson Street remain to be treated; costs were estimated by the Consultant based on prior experience and R.S.Means.

**8 & 9. On-site environmental hazards**

There were no adverse test results reported by Owner's agent, and invasive/destructive testing was not within the Scope of this CNA. Due to the age of the building lead based paint might be expected, and should be verified prior to any remodeling. Paint analysis for lead based paint should be conducted by trained personnel.

Radon can be easily tested in ground floor units and common areas, using a three-day test kit available at most hardware stores. If three day radon test is positive, more detailed testing and remediation planning by a trained, certified consultant is recommended. Without such test results there are no remediation measures included in the CNA.

**10. Needs to be funded**

Interiors of the apartments are in need of modernization for marketing. Other particular needs are noted on the Age & Conditions sections of the Capital Needs spreadsheet, including Kitchen and Bathroom cabinetry replacements. Health & Safety and Accessibility modifications are addressed above.