

PROPERTY CONDITION REPORT

October 4, 2006

Subject Property:

The Willows @ Anytown

414 East Street ♦ Anytown, USA 01995

987-654-3210 ♦ fax 987-654-3211

www.yourcarefacility.com



Prepared for:

No.1 LTC Operator, 1995 Any Street, Anytown, USA 01995

654-987-3210

H E A L T H L I N K D E V E L O P M E N T

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Notes for on-line file access:

1. This PDF file can be accessed on line from:

Complete PCR Report (with photos):

www.hldllc.com/Business_Development/PCR-PropertyReport/AnytownSamplePCR-full.pdf

Text Only (No photos):

www.hldllc.com/Business_Development/PCR-PropertyReport/AnytownSamplePCR.pdf

2. The Budget & Recommendations list can be accessed on-line from:

www.hldllc.com/Business_Development/PCR-PropertyReport/AnytownPCR_Budget.pdf

3. Floor plan diagram can be accessed on-line from:

www.hldllc.com/Business_Development/PCR-PropertyReport/Anytown_floor_plan.pdf

or, www.hldllc.com/Business_Development/PCR-PropertyReport/0_Anytown_floor_plan.jpg

4. Photographs can be accessed on-line at:

Best for viewing on-line (recommended)

www.hldllc.com/Business_Development/PCR-PropertyReport/SamplePCR_Online_Pics

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www.hldllc.com/Business_Development/PCR-PropertyReport/AnytownPCR_Pics.pdf

5. The supplemental information (previous life safety surveys) can be accessed on-line from:

www.hldllc.com/Business_Development/PCR-PropertyReport/AnytownPCR-State_Survey.pdf

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FACILITY SUMMARY

The Willows @ Anytown skilled nursing facility in **Anytown, USA**, is a multi-phase (three additions), single story structure without a basement. The 128-bed facility (originally constructed in the 1950's as a hospital) is divided into four primary areas connected by a central core. The main entry is separated from the operational areas by a single control door secured by a keypad alarm. The main entry houses the physical therapy gym and therapy offices, and is located on the northwest corner of the building. The main facility is contained in four resident corridors, South I (1960s), South II (1950s), West Hall and East Hall (1980s), which are connected by a central operating/administration corridor (1974). The activity rooms, boiler room, dining rooms, kitchen and administrative offices are located in the central corridor. The interior of the building is in average condition, and has been generally well maintained since it was built. The finishes have been updated several times since opening and have been well cared for. The majority of the recommendations following this report are to enhance the appearance of the facility and to maintain market position, not to correct defects that may negatively affect the performance of the building.

PROJECT CONDITION SURVEY

Facility Overview

This property is located at 414 East Street, Anytown, USA 01995. The facility is built on a 2.99-acre (130,244 SF) site and contains 40,918 square feet with 128 beds having a mix of 57 semi-private, five private and three 3-bed rooms. The building appears to be a steel and concrete structure with slab on grade and CMU block load bearing walls with exterior brick veneer. The exterior brick veneer is in fair condition while the wood fascia and soffits are in poor condition. This facility does not have a basement.

The corridors/common areas are in average condition and depending on which location, are finished with VCT tile or carpet, vinyl base or carpet base, painted or plastered CMU block walls, wood handrails, suspended ceilings or painted/exposed concrete plank ceilings, and fluorescent lighting. Finishes have been reasonably well maintained since the building opened and are in fair to average condition. Resident rooms are generally attractive and appeared equally well maintained. Depending on the room location, they are finished with VCT flooring, vinyl base, painted CMU block walls, suspended ceiling or concrete plank ceiling and have fluorescent lighting. With exception of the private resident rooms, the semi-private and three-bed rooms have shared restrooms with a single toilet, one sink and built-in closets/wardrobes.

The mechanical systems are in average to good condition, functioning properly, and have had several of the major mechanical components recently replaced and/or maintained. The facility mechanical components include four boilers and four hot water heaters, which provide both

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domestic & service hot water. There are 10 rooftop air conditioning units, which provide cooling for facility's corridors and common area. Several facility offices are supplemented with window-unit air conditioners. Overall, the facility is in average condition mechanically.

Property

The site consists of a land parcel located at 414 East Street in Anytown, USA totaling 2.99-acres in size with a single building, and has a site topography that is generally flat with a slight slope. The site has average landscaping. On-site drainage is accomplished through sheet flow and a self-contained storm sewer system, which consists of drainage inlets that feed into interconnected leaching basins. No overflow outlet was observed (223-224). The conditions at the time of the survey visit were drizzle with rain during the preceding 24-hour period.

Parking was adequate during the survey visit with 71 asphalt-paved parking stalls and 3 additional handicap-parking stalls. The paved parking is in average overall condition with several areas of advanced deterioration. The asphalt paving has several cracks that should be maintained and the entire paved area should be sealed and restriped (022-026). Exterior lighting appears to be adequate in the parking area and no comments were made by staff that would indicate insufficient parking lot or exterior lighting (025).

The City of Anytown serves the site with water and sanitary sewer services. No USTs (underground storage tanks) were reported. Overall, the property appeared in good condition and is well maintained.

THE FACILITY

Exterior

The exterior is generally in average condition and has fair landscaping. The exterior is brick veneer with wood fascia and soffit. The brick veneer is original to the facility and has some cracking at the tops of the windows (016, 038-045). There are also several areas of advanced deterioration on the fascia (004-007). At the time of the survey, it appeared that this deterioration is probably caused by the ponding and draining problems associated with the roofing (008, 010-011). One dumpster is located in the west side parking lot and another dumpster is located on the east side, near the kitchen (021, 048). The dumpsters are already enclosed by privacy fences but should be placed on concrete pads. A storage shed is located in the facility parking lot (025), and is reported to contain miscellaneous maintenance and facility items. There are also two fence-enclosed courtyards available for resident use, one on the east side and the other on the west (127, 128, 222, 233, 234).

The facility is partially covered by a flat, 60-mil EPDM rubber membrane Firestone roof that is in average condition with several reported leaks and needs to be patched. The other areas of the facility are covered with a ballasted roof that has several leaks and needs near term replacement. Due to a central air conditioning system being installed in recent years, the roof has several areas of advanced ponding. This is caused by improper duct installation on the rooftop. The ductwork needs to be lifted and set on roof curbs to ensure proper drainage to the roof drains (201, 202, 204-207, 209-221, 225-230).

There are ten HVAC units mounted on the roof that provide cooling to the

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corridors and common areas of the facility. All units were of varying sizes and were reported in good working condition. These units will need increasingly more maintenance as they continue to age and approach the end of their useful service life (203, 208, 215, 217).

The exterior of the facility is in fair overall condition and requires only basic routine maintenance with the exception of those items previously identified.

Interior

The interior of the facility is generally attractive and has been fairly well maintained since it was built. Depending on the location within the facility, the floors are treated with either carpet or VCT floor tile. The walls throughout the facility are generally treated with carpet base or vinyl floor base, painted or plaster covered CMU block walls, and wood handrails. The ceiling is finished with either a suspended ceiling or a painted/exposed pre-cast concrete plank ceiling (053, 061, 063-064, 070, 075, 101) and is in generally good condition. However, there is some water damage to the ceiling tiles throughout the building (200). The water damage occurs randomly throughout the facility, with the suspected cause being the roof leaks. The décor throughout the facility is attractive and tasteful. Some finishes/painting have been recently updated, and others are showing signs of age and wear, and are in need of cosmetic upgrading (072, 078, 103, 116-118).

Resident rooms are in generally good condition and tastefully decorated (073-074, 119-126, 173-178). Typical rooms have VCT flooring, vinyl base, painted CMU block walls, and over-bed lights. South 2 Hall resident rooms have suspended ceilings, while all other resident rooms

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have exposed/painted concrete plank ceilings. Each private room has a private bathroom with a sink and toilet. All other resident rooms share a sink and a toilet between two rooms. The resident rooms have built-in closets. The resident room furnishings were attractive and in fair/average condition at the time of the survey. The resident rooms are heated with fin-tube/baseboard heating provided by hot water service from the boilers. Resident rooms in this facility do not have air conditioning for cooling. Telephone service to resident rooms is provided by the local telephone company upon request. Cable television service is also available in resident rooms upon request from the local cable company. However, at the time of the survey, it was reported that Metron was negotiating service with a satellite dish provider. The facility was built for 128 beds in 57 semi-private, five private and three 3-bed rooms.

The physical therapy services occupy generous space adjacent to the main entry in the East Hall and appeared well maintained (192-199). The equipment was reported in good, operable condition. The beauty shop, located in the Central Corridor adjacent to the laundry, was clean and the equipment appeared in good condition (139). The two dining rooms are generally well maintained with one located centrally in the facility and the other in the South I corridor (054-059, 076-078, 157). The central dining room is decorated nicely with carpeting, painted CMU block walls and concrete plank ceilings. The South I dining room is decorated with VCT tile, rubber base, plaster covered CMU block walls and a suspended ceiling. There is also an Activity/TV room located adjacent to each dining room.

There are three nurses' stations in the facility (066-069, 107-110, 158-162). Each is attractive and spacious, and was operating efficiently at the

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time of the PCR survey. The Mircom/Cornell nurse call system was reported in good condition and operating properly at the time of the PCR survey.

Bathing facilities are located in each wing and are adjacent to the nurses' stations (079-081, 113-116, 167-172, 187-190). The bathing/shower facilities each contain a toilet, a single shower stall, and a residential bathtub. Some consideration should be given to upgrading the tubs to newer, therapy tubs.

The overall interior upkeep and finishes in this facility are clean, appropriate, and in fair to good condition given the age of the building; though many of the furnishings and finishes are nearing the time when replacement is appropriate. This facility should continue to be a pleasant building provided that appropriate replacement and upgrades take place as necessary and that an aggressive preventative maintenance program is maintained.

Kitchen & Laundry

The kitchen is located in the South I corridor and is adjacent to the dining room (084-099). The equipment was in good operating condition during the survey, with no deficiencies reported by the dietary staff. Equipment includes a Southbend gas stove with ten burners and a double oven, Southbend convection oven, new Duke steamer, Thermokool walk-in cooler, Thermokool walk-in freezer, and a True reach-in cooler. The kitchen finishes include VCT tile floor, painted CMU block walls, and lay-in grid ceiling. The only kitchen related issues that were observed and reported during the survey were poorly patched floor tile, worn walk-in

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cooler/freezer weather stripping and ceiling tile replacement.

The laundry is located centrally in the facility, near the administration offices and is in fairly good condition (142-148). The laundry equipment includes two 55# Milnor washers (2000) and two 55# American dryers (1991). All laundry equipment was working properly at the time of the PCR survey.

Electrical, Fire Protection, & Mechanical

The facility is supplied with electricity through a 600-Amp main panel and is backed-up by a natural gas fueled 100 kW Waukesha emergency generator. The generator is located on the east side of the building adjacent to the laundry facilities. Though not confirmed, it is assumed to have been installed as a part of the 1974 addition. The Firewatch fire alarm was operating properly during the survey and is monitored by EPS (069). A wet fire sprinkler system partially protects the building from fire. The Administrator indicated that there may be changes occurring at the State whereby the facility may be required to install a fire sprinkler system that will fully protect the building from fire.

There are ten HVAC units mounted on the roof that provide cooling to the corridors and common areas, and were reported in good working condition. The units are of varying sizes and ages (203, 208, 215, 217). These units will need increasingly more maintenance and eventual replacement as they continue to age and approach the end of their useful service life. The facility heating is provided by a hot water circulation radiant heat system. Overall, the heating and cooling systems were in average to good overall condition with no indications of past, present or

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future problems at the time of the PCR Survey.

The domestic and service hot water is supplied by two Patterson Kelly boilers, two Weil McClain boilers, two Bradford White hot water heaters and two Lochinvar hot water heaters (132-136, 146-148). The two Kelly boilers are labeled as 700,000 BTUH and dated as 1994. The two Weil McClain boilers are labeled as 1,190,000 BTUH and are in excess of twenty years old. The hot water heaters are all 100 gallon 199,999 BTUH units in good condition and of varying ages. The circulating pumps were reported to be in good working order. The two boiler rooms are located in the same corridors as the dining facilities (South 1 and Central Halls).

All equipment in this facility was operating properly during the survey visit and reported in various states of condition ranging from average to good. The equipment is of varying ages and as such, a significant contributor to its present condition is related to normal life expectancy. An aggressive preventative maintenance program should be maintained to maximize the useful life of the facility's mechanical equipment.

GENERAL CONCLUSIONS & RECOMMENDATIONS

Overall the facility is in average condition and has been well cared for. The interior is in average condition and has several areas where the finishes are showing their age and wear. The mechanical systems are in average condition as well and, with routine maintenance, should continue to function efficiently. The recommendations generally reflect improvements to the facility and reminders for routine maintenance practices rather than and issues caused by poor construction/design, maintenance, or neglect. The following items will be reflected in the

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Recommended Budget and Repairs:

Exterior:

1. Replace rotten wood around fascia & repaint fascia and soffit.
2. Pressure wash & seal masonry veneer; repair mortar joints at brick lintels
3. Roof drainage – research drainage improvements around HVAC ducts.
4. Miscellaneous shingle repairs.
5. Replace roof shingles.
6. Replace ballasted roof (2-5).
7. Replace EPDM (6-10)
8. Concrete pad for rear dumpster.
9. Repair, seal & stripe asphalt paving.

Interior:

10. Replace corridor carpet.
11. Re-laminate nurse stations (3 ea.)
12. Upgrade East/West Halls nurse call system.
13. Paint ceiling grid, replace bowed/yellowed/damaged ceiling tile.
14. Upgrade residential style tubs with new side-entry therapy tubs. (3 ea.)
15. Replace VCT kitchen floor.
16. Repair seal on walk-in cooler/freezer doors.
17. Additional air conditioning in Kitchen
18. Replace water heaters (4 ea. - service life) 8-10 yrs.
19. Replace dryers (2 ea. @ 6-10)
20. Fire sprinkler upgrade to 100% coverage
21. Fire alarm upgrade – if required with sprinkler upgrade
22. Miscellaneous repair allowance.

This report is not intended to identify mold, lead-based paint and/or ACMs (asbestos containing materials), nor to make any recommendations concerning these materials other than to consult Environmental Surveys or to commission a qualified engineering firm to perform a Phase I Environmental Survey, Mold, ACM, or Lead-based paint survey.

This report is complete, true and accurate to the best of our knowledge based on observations made during a visit to the facility on 04 October 2006 for the purpose of surveying the property for visual signs of current

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or potential problems that may be of concern in the foreseeable future and to observe the general condition of the property, site, and possible life safety issues; and to make reasonable recommendations for the correction of the same. All dates referenced in this report were obtained from manufacturer data plates, facility documents, or conversations with facility staff, and are believed to be accurate and reliable. This report is not intended to be an engineering report for structural, mechanical, or electrical systems nor does it include environmental engineering or testing.

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RECOMMENDATIONS & BUDGET

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Recommended Budget & Repairs

Recommended Repair	Option	Immediate	2-5 Years	6-10 Years
Year Built - 1950's, 1960s, 1974, 1980s 40,918 SF; 3 Acs.	128 - beds 74 - parking			
Exterior:				
1 Replace rotten wood around fascia & repaint fascia and soffit.		5,000		
2 Pressure wash & seal masonry veneer; repair mortar joints at brick lintels (allowance)		15,000		
3 Roof drainage – research drainage improvements around HVAC ducts.				
4 Miscellaneous shingle repairs. (by staff)		1,000		
5 Replace roof shingles.			15,000	
6 Replace ballasted roof (2-5).			170,000	
7 Replace EPDM (6-10)				200,000
8 Concrete pad for rear dumpster.			2,250	
9 Repair, seal & stripe asphalt paving.			34,632	
Interior:				
10 Replace corridor carpet.			53,042	
11 Re-laminate nurse stations (3 ea.)			20,000	
12 Upgrade East/West Halls nurse call system.			25,000	
13 Paint ceiling grid, replace bowed/yellowed/damaged ceiling tile.			13,639	
14 Upgrade residential style tubs with new side-entry therapy tubs. (3 ea.)	30,000			
15 Replace VCT kitchen floor.		4,200		
16 Repair seal on walk-in cooler/freezer doors.		1,500		
17 Additional air conditioning in Kitchen			12,000	
18 Replace water heaters (4 ea. - service life) 8-10 yrs.				18,000
19 Replace dryers (2 ea. @ 6-10)				7,600
20 Fire sprinkler upgrade to 100% coverage			110,000	
21 Fire alarm upgrade – if required with sprinkler upgrade.			25,000	
22 General Maintenance/Miscellaneous repair allowance.		5,000		
Recommendations Total	\$ 30,000	\$ 31,700	\$ 480,563	\$ 225,600
Contingency (10%)	\$ 3,000	\$ 3,170	\$ 48,056	\$ 22,560
Construction Management & Expenses (15%/5%)	6,600	6,974	105,724	49,632
Estimated Total	\$ 39,600	\$ 41,844	\$ 634,343	\$ 297,792
Combined Total	\$1,013,579			

NOTE: These recommendations and subsequent budget do not constitute a bid from HealthLink, but are rather presented and intended to reflect reasonable allowances for the listed recommendations based on past experience and current industry trends. This budget is conceptual in nature and should be refined by compiling dimensions, refining the scope of work, and meeting with qualified local contractors.

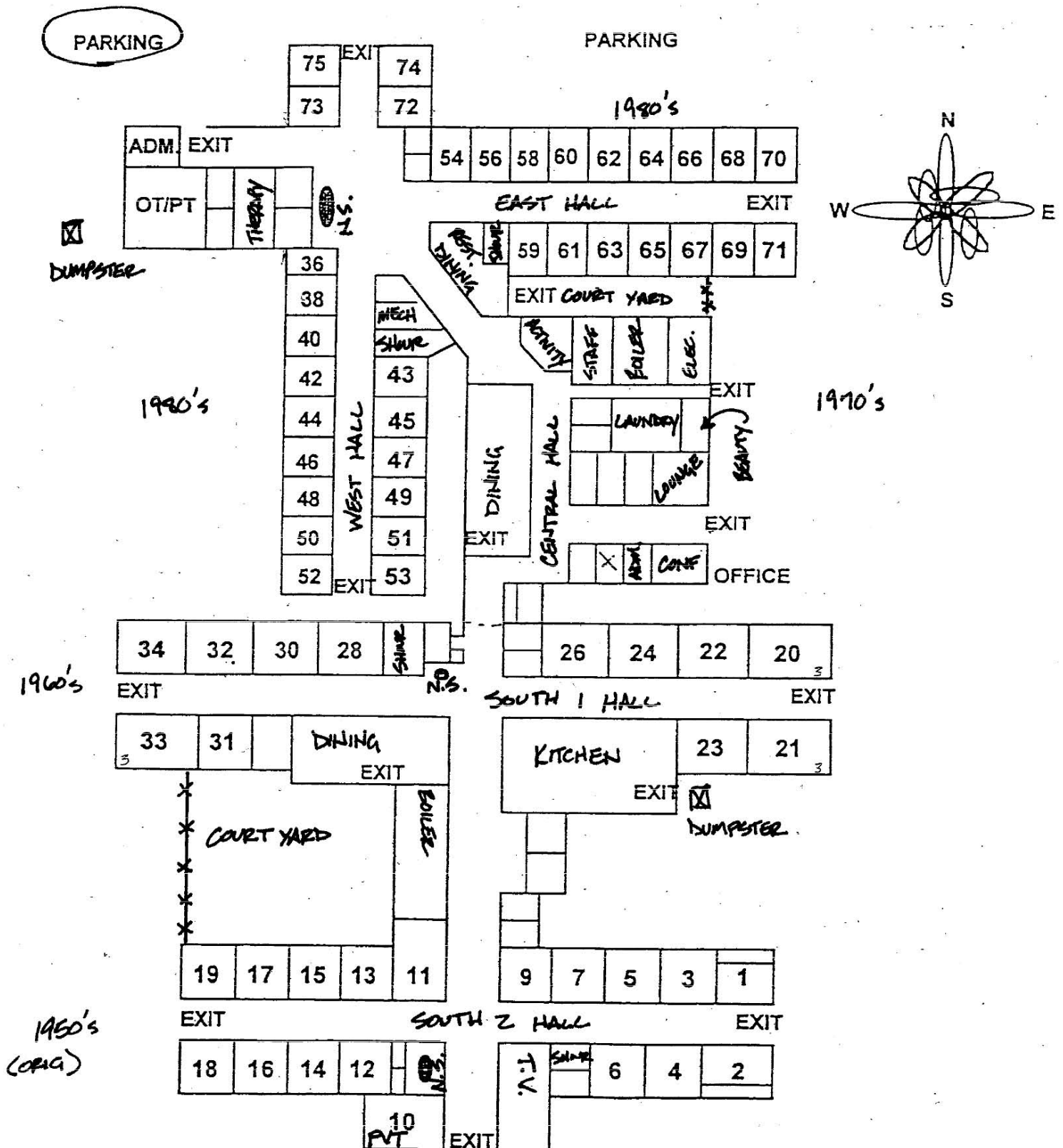
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FLOOR PLAN

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PHOTOGRAPHS

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Photographs taken 10-04-2006

<u>Photo</u>	<u>Description</u>
1.	Facility identification sign - southeast property corner.
2.	Front (east) elevation - Central Hall, East Hall.
3.	Facility identification sign - southeast property corner.
4.	Fascia detail - fascia needs repairs.
5.	Fascia detail - fascia needs repairs.
6.	Fascia detail - fascia needs repairs.
7.	Fascia detail - fascia needs repairs.
8.	Water running off edge of roof due to poor roof drainage.
9.	Water faucet - insulation needs to be monitored for deterioration and maintained.
10.	Water running off edge of roof due to poor roof drainage.
11.	Water running off edge of roof due to poor roof drainage.
12.	Vinyl fence enclosing courtyard between South 2 and South 1 Halls.
13.	Acoustical grid ceiling at South Hall 1 west exit.
14.	"Intersecting" building additions - West Hall (1980's) and South 1 Hall (1960's).
15.	West elevation of West Hall looking north.
16.	Detail - mortar joint crack at brick lintel - runs length of west elevation of West Hall.
17.	Landscaped area between West Hall (1980s) and Central Hall (1974).
18.	Building configuration - between Central Hall (1974) and West Hall (1980's).
19.	Detail - curious foundation detail - concrete block protrusion.
20.	Parking lot behind facility West Hall.
21.	Trash dumpster in west parking lot.
22.	Parking lot - west side of building.
23.	Parking lot - west side of building.
24.	Parking lot detail - asphalt paving needs to be sealed and striped.
25.	Storage building at rear of parking lot, note parking lot lighting.
26.	Parking lot detail - asphalt paving needs to be sealed and striped.
27.	Main facility entrance & outpatient therapy.
28.	East Hall north elevation looking east.
29.	Front east elevation of Central Hall and East Hall.
30.	Rust stains at East Hall exit awning ceiling.
31.	Loose shingle at parapet wall above East Hall exit.
32.	Fire sprinkler connection, courtyard between Central Hall and East Hall.
33.	Central Hall - mechanical room doors.
34.	Porte-cochere at Central Hall (administrative offices).
35.	Porte-cochere - pre-cast concrete planks with architectural "docks plank" finish.
36.	Porte-cochere entrance to Central Hall - administration offices.
37.	Connection between South 1 (1960s) and Central Halls (1974).

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<u>Photo</u>	<u>Description</u>
38.	Detail - mortar joint crack at brick lintel - runs length of North elevation of South 1 Hall.
39.	Cracking mortar joint at brick lintel.
40.	Detail - mortar joint crack at brick lintel.
41.	Detail - mortar joint crack at brick lintel.
42.	Brick spalding - likely caused by freeze/thaw cycles.
43.	Detail - mortar joint crack at brick lintel - runs length of South elevation of South 1 Hall.
44.	Detail - mortar joint crack in South 2 Hall.
45.	Detail - mortar joint crack in South 2 Hall.
46.	Building connection between South 2 (1950's) and South 1 Halls (1960's).
47.	Asphalt paving deterioration at service drive to dumpster on the south side of South 1 Hall.
48.	Trash dumpster outside kitchen at South 1 Hall.
49.	Detail - expansion joint at kitchen addition.
50.	Front (east) elevation - Central Hall, East Hall.
51.	Sitting room adjacent to administration offices.
52.	Conference room adjacent to administrative offices.
53.	Administrative corridor (1974 - 2nd addition) looking to dining room.
54.	Dining room at west end of Administrative Hall.
55.	Dining room at west end of Administrative Hall.
56.	Wall mural at south end of dining room.
57.	Dining room at west end of Administrative Hall - radiant heating units (water source).
58.	Ceiling detail - pre-cast concrete plank ceiling with architectural "dock plank" finish.
59.	Detail - exposed ceiling in dining room & resident rooms; dropped acoustical grid ceiling in hall.
60.	Corridor "jog" to south from administrative corridor - leads to 1950's original building.
61.	Corridor detail, Administrative Hall, carpet, carpet base, painted CMU block wall, acoustical grid ceiling.
62.	Control doors separating South 1 Hall from center administrative hall.
63.	Corridor from Central Hall (1974 - 2nd addition) to South 1 Hall - (1960s - 1st addition).
64.	VCT tile crack where corridor floor ramps up from South 1 Hall to center administrative hall.
65.	Fire sprinklers in maintenance office. Note facility is only partially sprinkled.
66.	South 1 nurse station.
67.	Nurse station detail - cracked laminate.
68.	Damaged laminate at nurse station.
69.	Mircom nurse call, and Fire Watch fire alarm annunciator panels.
70.	South 1 Hall looking east from nurse station.
71.	South 1 east corridor exit to Hall Street.
72.	Detail - wall base coming loose at doorframe.
73.	South 1 - 3-bed ward.
74.	South 1 - 3-bed ward.

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<u>Photo</u>	<u>Description</u>
75.	South 1 Hall looking west from nurse station - note finishes include VCT floor, vinyl base, painted CMU block wall, wood handrail, acoustical grid ceiling.
76.	South 1 dining room.
77.	Window unit air conditioners in South 1 dining room.
78.	Dining room ceiling detail - tiles are warping at corners.
79.	South 1 tub/shower room - residential style tub.
80.	South 1 tub/shower room.
81.	Shower floor - poor/fair condition.
82.	South 1 corridor detail - staff is adding accent band above handrail.
83.	Corridor detail - staff is adding accent band above handrail.
84.	Kitchen - food preparation area.
85.	Kitchen - food serving area - steam table.
86.	Ceiling detail - dirty ceiling tile at air conditioner vent.
87.	Kitchen - ice machine, wash/rinse sink.
88.	Kitchen - VCT floor tile repairs.
89.	Kitchen - food preparation area - mixer.
90.	Kitchen - True 2-door reach-in refrigerator.
91.	Kitchen - Southbend 10-burner gas stove with double ovens.
92.	Kitchen - Southbend convection oven.
93.	Kitchen - Thermo Kool walk-in cooler.
94.	Walk-in cooler floor detail.
95.	Walk-in cooler door detail - loose seal.
96.	Kitchen - Thermo Kool walk-in freezer.
97.	Kitchen - dish-washing area, food delivery carts.
98.	Kitchen - dishwashing equipment.
99.	Kitchen - dry storage.
100.	Narrow connecting corridor from South 1 Hall (1960's) to South 2 Hall (1950's original construction).
101.	South 2 Hall looking south - note ceramic tile wainscot on corridor walls.
102.	Detail - approximately 4'-6" corridor width.
103.	Detail - paint peeling off metal doorframe.
104.	Ceiling detail - minimal space above corridor ceiling grid.
105.	Trane electronic HVAC controls.
106.	Electrical sub-panels in South 2 Hall.
107.	South 2 nurse station.
108.	South 2 nurse station.
109.	Mircom nurse call annunciator panel.
110.	South 2 nurse station.
111.	South 2 day room.
112.	South 2 day room.

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<u>Photo</u>	<u>Description</u>
113.	South 2 shower room.
114.	South 2 shower room.
115.	South 2 shower room.
116.	Detail - paint scratched from shower room doorframe.
117.	South 2 Hall corridor detail - VCT floor, vinyl base, ceramic tile wainscot, wood handrail, painted wall (skim coat over CMU block wall), acoustic grid ceiling.
118.	South 2 corridor detail - nurse call lights in ceiling.
119.	South 2 Hall semi-private room.
120.	South 2 semi-private resident room.
121.	South 2 semi-private resident room.
122.	Paint peeling off resident room wall.
123.	Shared toilet & sink between resident rooms.
124.	South 2 semi-private resident room - shared toilet & sink; built in wardrobe closet.
125.	South 2 private room (#10).
126.	Private toilet & sink in private room.
127.	Courtyard between west wings of South 1 and South 2 Halls.
128.	Courtyard between west wings of South 1 and South 2 Halls.
129.	Window unit air conditioners - dining room, staff office.
130.	Courtyard between west wings of South 1 and South 2 Halls.
131.	Form boards - staff in widening sidewalk to boiler room.
132.	South 2 Hall boiler room. Patterson-Kelly boiler, 700,000 BTUH (1998).
133.	Bradford White water heater, 199,999 BTUH, 100- gal.
134.	Expansion tank (heating hot water).
135.	Circulating pump.
136.	Fire sprinkler riser (facility is only partially sprinkled).
137.	Center corridor (1974) looking north to East Hall (newest addition - 1980's).
138.	Service corridor - central wing.
139.	Beauty shop.
140.	Electrical room - 600 Amp main service, telephone patch panels.
141.	Telephone patch panels.
142.	Laundry - soiled linen room.
143.	Laundry - 55# Milnor washers (6-yrs); 55# American dryer (15+ yrs).
144.	Laundry - washer drain connection.
145.	Laundry - 553 American dryers (15+ yrs).
146.	Central corridor boiler room - Weil-McClain boilers, Lochinvar water heaters.
147.	Central wing boiler room - Weil-McClain boilers, 1,190,000 BTUH (20+ yrs).
148.	Lochinvar water heaters, 100-gal, 199,900 BTUH (10-yrs).
149.	Fire sprinkler riser for north wings (east & west) - note facility is not fully sprinkled.
150.	Digital phone equipment in storage room.
151.	Telephone patch panel in storage room.

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<u>Photo</u>	<u>Description</u>
152.	Staff lounge/break room.
153.	Transition from Central Hall to East Hall.
154.	Handrail detail - handrails need refinishing/better corner protection.
155.	Activity room.
156.	Ceiling detail - painted, exposed pre-cast concrete ceiling planks with architectural "dock plank" finish.
157.	Restorative dining - East Hall.
158.	West/East Hall nurse station.
159.	West/East Hall nurse station.
160.	Nurse station detail - counter top needs maintenance.
161.	Cornell nurse call annunciator panel at nurse station.
162.	Faraday fire alarm annunciator at nurse station.
163.	West Hall looking south from nurse station - carpet, carpet base, painted CMU block walls, wood handrail, acoustical grid ceiling.
164.	Corridor detail - carpet, carpet base, painted CMU block walls, wood handrail, acoustical grid ceiling.
165.	Boiler zone valves - hot water heating loop.
166.	Trane air handler in West Hall.
167.	West Hall tub/shower room.
168.	West Hall tub/shower room.
169.	West Hall tub/shower room.
170.	West Hall tub/shower room.
171.	West Hall tub/shower room.
172.	Shower floor detail - average condition.
173.	West Hall semi-private resident room.
174.	West Hall semi-private resident room - built-in wardrobes.
175.	West Hall semi-private resident room.
176.	Shared toilet & sink between resident rooms.
177.	Shared toilet & sink between resident rooms.
178.	Make up air in resident room.
179.	Ceiling detail - exposed concrete plank ceiling in resident rooms, dropped acoustical grid ceiling in corridor.
180.	East Hall looking east.
181.	East Wing semi-private room
182.	East Wing semi-private room
183.	East Wing semi-private room - built-in wardrobes.
184.	Shared toilet & sink between resident rooms.
185.	Shared toilet & sink between resident rooms.
186.	East Hall day room.
187.	East Hall tub/shower room.

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<u>Photo</u>	<u>Description</u>
188.	East Hall tub/shower room.
189.	East Hall tub/shower room.
190.	Shower floor detail - average condition.
191.	Control door to physical therapy/default facility entrance.
192.	Physical therapy office.
193.	Physical therapy.
194.	Physical therapy.
195.	Physical therapy.
196.	Physical therapy.
197.	Training bathroom in physical therapy.
198.	Training bathroom in physical therapy.
199.	Physical therapy office.
200.	Water stains on ceiling tile in therapy office.
201.	Central Hall roof looking at porte-cochere.
202.	Central Hall roof looking to South 1 Hall.
203.	Central Hall roof top air conditioner.
204.	Roof drain dislodged from its correct position.
205.	Parapet wall at Central Hall porte-cochere.
206.	Connection between South 1 and Center Hall building additions.
207.	South Hall 1 roof.
208.	Air conditioners on South 1 Hall roof.
209.	Water ponding on South Hall 1 roof - drainage obstructed by HVAC ducts.
210.	South Hall 1 roof - note EPDM rubber roof membrane is applied over corridor HVAC ducts.
211.	South 1 Hall roof looking west.
212.	Detail - HVAC ducts prevent proper roof drainage.
213.	Detail - HVAC ducts preventing proper drainage to roof drain.
214.	Water ponding detail - approx 3/4" deep.
215.	Tree growing between South 1 and South 2 Halls needs to be trimmed away from air conditioners.
216.	Vegetation growing in roof ballast.
217.	Air conditioner on South 2 Hall roof.
218.	Transition between South 2 and South 1 Hall additions.
219.	South Hall 1 detail - HVAC duct arched over conduit pipe.
220.	South 2 Hall roof looking east.
221.	South Halls roof detail - 60-mil EPDM rubber roof, installed 1990.
222.	Courtyard between South 1 and South 2 Halls.
223.	West Hall looking north.
224.	Area drain at south end of West Hall.
225.	West Hall roof looking north.

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<u>Photo</u>	<u>Description</u>
226.	West hall roof looking west to parking lot.
227.	East Hall roof.
228.	East Hall roof.
229.	Trane air conditioner on West Hall roof.
230.	Vegetation growing in roof ballast.
231.	Parking lot entrance from Hall Street.
232.	Service drive around East Hall to west parking lot.
233.	Gazebo between Central Hall and East Hall.
234.	Courtyard between East Hall and Central Hall.
235.	Privacy fence around main gas service.

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ADDENDUM – STATE WAIVERS

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