

Building Sciences Consultants

Capital Needs Assessment

Community School of Davidson

Lower School - [REDACTED] NC

High School - [REDACTED] NC

Spartan Park - [REDACTED] NC



Inspection Number: 20230103

Prepared By:

Building Sciences 16:3

Mark R. Berardelli CNA consultant

Prepared For:

Community School of Davidson

Attn: [REDACTED]

Date and Time of Inspection: January 12, 2023, at 2:00 pm

Conditions: Cool, Partly Cloudy

Date of Report: January 17, 2023

Report Length: 44Pages in pdf format, inclusive of all attachments.

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Project at a Glance

According to Mecklenburg County records, the K-7 Lower School building at [REDACTED] NC was constructed in 1961. The building utilizes steel-reinforced concrete platform framing on concrete columns, with a flat roof currently covered with TPO. The county lists the parcel as School, College, Private sitting on a 3.962-acre plot. The building is classified as School-Private. Mecklenburg county states that the lot is not inside a FEMA or Community flood zone.

According to Mecklenburg County records, the High School building at [REDACTED] NC 28036, was constructed in 1966. The building utilizes steel-reinforced concrete platform framing on concrete columns, with a flat roof currently covered with TPO. The county lists the parcel as School, College, Private sitting on a 6.060-acre plot. The building is classified as School-Private. Mecklenburg county states that the lot is not inside a FEMA or Community flood zone.

According to Mecklenburg County records, the Spartan Park building at [REDACTED] Huntersville, NC 28078, was constructed in 2019 as Club-Lodge. The building utilizes wood framing and a slab-on-grade foundation, equipped with a pitched roof currently covered with composite shingles. The county lists the parcel as “Single Family Residential - Acreage” sitting on a 39.188-acre plot. Mecklenburg county states that the lot is not inside a FEMA or Community flood zone.

[REDACTED] was our guide for the Pre-walk through survey; also present during this survey were Mark Berardelli and Vincent Berardelli. Chrissy was extremely knowledgeable of the property and was able to answer our questions promptly and thoroughly.

Overall, the buildings are in fair condition for their size, and age and are being maintained on a consistent basis. Major items of concern consist of parking, roofs, windows, and HVAC, requiring immediate and short-term cycle replacements. Cycle replacements are also included for plumbing and fire protection.

Modified Capital Needs Schedule

Modified Capital Needs Schedule (hereinafter MCNS or “cost table”) is for probable expenditures outside of a regular maintenance and operations budget. The estimates for the repair and capital reserves items noted within this report are inserted in this report. This MCNS utilizes a 5-Year term with a \$3,000 minimum cost threshold.

Because these items are predictable according to cost and frequency, they should be budgeted on an advanced annual basis. MCNS may also include items that are expected to fail within a predicted timeline. MCNS explicitly excludes items that are expected to fail after the 5-Year reserve term, as well as items that are not considered material to the property's mechanical and structural integrity.

These estimates are built from recent invoices and/or bid documents, city cost indexes, researched current construction costs, experience with past costs for similar properties, and educated predictions of future economic conditions. These opinions are intended as a starting point for budgeting and cost allocation along an order-of-first-importance timeline. As with all predictions, a host of factors will affect the final cost of repairs, replacement, service, and maintenance items.

Definitions

The following terms are used in the present report:

Immediate Repairs – estimated cost of remedying an existing safety hazard, or repairing a system or component that will likely fail within a year, is materially unsafe at time of inspection, and/or is likely to cause a system failure, safety hazard, or significant cost escalation within one year.

Short-Term Repairs – estimated cost of repairs which may not require immediate attention, but which should not be delayed for more than two years. These may include deferred maintenance, routine preventive maintenance, testing, further investigation, and/or related action.

Modified Capital Reserves – a schedule of estimated costs, on a rotating yearly basis, of typical repairs and replacements that are not classified as maintenance or operating expenses. These are calculated based on typical use and failure in a given area and are subject to idiosyncrasies of building use, tenant number and use, weather, preventive maintenance, and related factors.

Good Condition – indicates that the component is acceptable as inspected, and in normal circumstances requires routine and/or preventive maintenance. Systems and components may fail when predicted by their estimated useful life (EUL). Also written as, “Satisfactory.”

Fair Condition – indicates that the component is acceptable as inspected, but is more likely to require repair or replacement due to EUL and/or evident conditions.

Poor Condition – indicates that the component requires repair, replacement, or professional investigation at once.

EUL – Estimated Useful Life indicates the expected life of a system or component, if it is properly and professionally maintained. Calculated from recent averages, a component's real life-span may vary based on construction quality, frequency and intensity of use, regular maintenance, and/or environmental factors.

EFF AGE – Effective Age indicates the assessor’s educated opinion of the useful age of the system or component. The effective age may or may not deviated from the actual age, depending on construction quality, frequency and intensity of use, regular maintenance, and/or environmental factors.

RUL – Remaining Useful Life indicates the remainder of years left between EUL and EFF AGE. Replacement of the component should be expected when the RUL is shorter than the Reserve Term.

Inflation Factor – indicates the predicted rise in required reserves to service the property, compounded over time. This is based on historical averages and is a prediction, not a guarantee. As with any prediction, the inflation factor is subject to change due to a host of related economic factors.

Cycle Replace – total cost of replacing an entire set of similar components. This is calculated based on the Unit Cost multiplied by the Quantity. Each time the full set of components is replaced, the Cycle Replace value is required.

Unit Cost – cost associated with replacing each single unit.

Deferred Maintenance – withheld maintenance items due to budget shortfalls, reallocation of funds, negligence, and/or related factors. The practice or repeated deferred maintenance often leads to higher costs in the long-term, as components fail, cause further damage, and/or promote health hazards.

1. Certification

Building Sciences Consultants has completed a Capital Need Assessment (CNA) of the subject property, Mecklenburg County, North Carolina.

1.1. Client Relationship

The inspection was performed at the Client's request, using methods and procedures consistent with good commercial and customary practice, as defined by the ASTM E2018-15 Standard Guide for Property Condition Assessments. In order to maintain professional reporting integrity, the relationship between Building Sciences Consultants and the Client is not contingent upon any prior, current, or future business arrangements related to real estate purchase negotiations or future use. Building Sciences Consultants herein discloses no other partnerships or business relations with the Client.

1.2. Single Document

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any other form without the client's express consent. Such reproduction may not modify the full report in any way, shape, or form.

1.3. Inspection and Observations

The inspection is defined as the process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property, and then generating a meaningful report about the condition of the property based on the observations made and research conducted by the inspector. A commercial inspection requires the inspector to make observations, conduct research, and report findings.

Observations are defined as those potential items of interest noted by the inspector during the walk-through survey portion of the inspection

1.4. Limitations and Exclusions

The Client should understand that no inspection report is completely accurate. A report is only the written communication of the observations made and research conducted by the inspector. There is only One who sees all things. Thus, according to limitations of time and scope, the report contains those items which, in the inspector's opinion, are likely to be of interest to the Client.

If you have any questions regarding this report, please contact the Inspector listed on the Cover Page of this report.

Surveyed By: Mark R. Berardelli BCT and Vincent Berardelli

Prepared By: Mark R. Berardelli BCT

Reviewed By: Britt Treece, CMI, ICCM, PM of WBTreece Consultants

2. Research

Our research gathers information through document review and interviews to augment the observations made during the walk-through portion of the inspection. This research may include reviewing readily available documents, including but not limited to those listed below. Information obtained is assumed to be correct and true, and it is the responsibility of the Client to verify information.

The following documents and sources were consulted in the research for this report.

- Mecklenburg County Real Property Data: Accessed January 9, 2023
- Aerial photos and topology: Google Maps, Accessed January 9, 2023
- Floodplain maps: January 9, 2023
- Wind zone maps: Accessed January 9, 2023
- Fire extinguisher service records: Accessed on-site, January 12, 2023

3. **Environmental**

This section does not constitute an Environmental Site Assessment, and comments are offered herein as a courtesy.

3.1. **Prior Building Use**

Prior building use was not disclosed. This report makes no representation regarding prior building use.

3.2. **Flood Risk**

The property does not sit inside a flood zone. Relevant flood maps are attached in section 17 of this report.

3.3. **Wooded Areas**

These areas were not surveyed for environmental risks. Monitor and investigate as needed.

3.4. **Adjacent Properties**

Adjacent properties were not surveyed for environmental risks. Monitor and investigate as needed.

4. Site

4.1. Topography



- General Layout: Water pooling at the corner of K-7 along Griffith St. Depending on the frequency and proportion of this pooling water, it may have a negative impact on associated components.
- Condition: Fair
- Comments: A lump-sum repair cost is included in the cost table.

4.2. Storm Water Drainage

- Location: Property utilizes surface grading throughout to public right of way
- Type: Lot gently sloped to level
- Condition: Fair
- Surface Water: Present, see depiction above

4.3. Ingress and Egress



- Driveways: Present
 - Location: Throughout
 - Type: Asphalt
 - Condition: Good fair/poor
 - HS Building: Mill and overlay due in Year 1.
 - K7 Building: Mill and overlay due in Year 3.
 - Restripe and reseal for all lots.
- These costs are noted in the cost table.



4.4. Paving

- Location: Parking lot and access driveway on the south side of the property.
 - Type: Asphalt
 - Condition: Poor
 - Comments: See above at 4.3
- A cost for this is noted in the cost table.



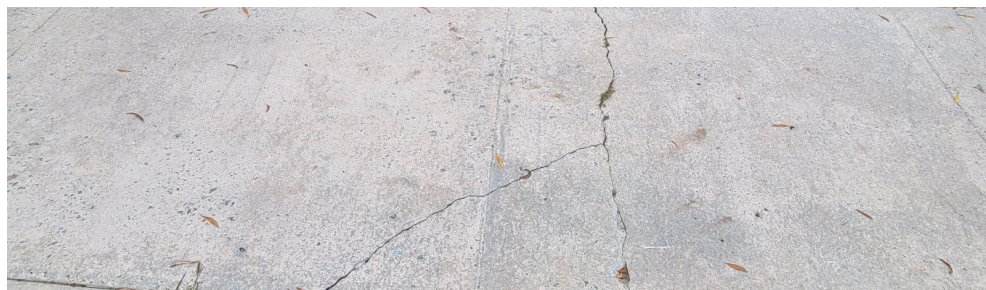
4.5. Parking

- Location: Various; adjacent to buildings
- Type: Asphalt
- Condition: Fair
- Comments: Servicing is included at 4.3 and 4.4.

4.6. Curbing

- Location: Parking lot and access road
- Type: Surrounding parking area.
- Condition: Fair/Poor
- Comments: Replacement is outside the term.

4.7. Flatwork



- Location: Throughout the parking and building areas
- Type: Concrete

- Condition: Fair

4.8. Landscaping

- Location: Throughout
- Type: Mixed annual flower beds, trees, and shrubs
- Condition: Good/Fair
- Comments: Landscaping has been fairly well maintained and is an ongoing process. Evidence of regular maintenance of the landscaping is noted.

4.9. Appurtenances



- Lighting: Pole-mounted. Sufficiency of lighting was not evaluated due to inspection conducted during daytime hours.
 - A damaged light pole was observed at K-7 on Davidson Gateway Dr. (leaning). This is a safety hazard. Repair this before failure and damage occur. The cost for this is below the threshold.



- Signage: Present

- Ponds: None noted

4.10. **Recreational Facilities**

- Playground: Not evaluated

4.11. **Special Utility Systems**

- Water: Not Present / Not Disclosed
- Wastewater: Not Present / Not Disclosed
- Electrical Generator: Not Present / Not Disclosed

5. Structure and Envelope

5.1. K7 Building



- Floor Structure: Consistent Concrete Slab-on-Grade
- Underfloor Area: N/A
- Wall Framing: Masonry, Covered Masonry
- Roof Framing: Truss
- Envelope: Brick Veneer
 - Windows: Double pane fixed windows.
 - Glazing: Serviceable
- Exterior Doors: Metal
- Windows: Fixed
- Interior Doors: Wood
- Parapets: Serviceable
- Vantage Point(s): All exterior from ground

5.2. HS Building



- Floor Structure: Consistent Concrete Slab-on-Grade
- Underfloor Area: N/A
- Wall Framing: Masonry, Covered Masonry
- Roof Framing: Truss
- Envelope: Brick Veneer
 - Windows: Double pane fixed windows.
 - Glazing: Serviceable
- Exterior Doors: Metal
- Windows: Fixed
- Interior Doors: Wood
- Stairways:
 - The stairway in the drama area of the high school is in a walkway, which can allow occupants' heads to collide with the stairway. This is a safety concern and should be addressed. Due to the low anticipated cost, this will not be addressed in the cost table.
- Parapets: Serviceable

5.3. **Spartan Park Building**



- Floor Structure: Consistent Concrete Slab-on-Grade
- Underfloor Area: N/A
- Wall Framing: Wood framing
- Roof Framing: Truss
- Envelope: Fiber Cement Siding
 - Windows: Double pane fixed windows.
 - Glazing: Serviceable
- Exterior Doors: Metal
- Windows: Fixed
- Interior Doors: Wood
- Vantage Point(s): All exterior from roof, drone, ladder, and ground.

5.4. **Exterior Accessibility**

- Property is generally handicapped-accessible: Yes

5.5. **Exterior Lighting**

- Installed exterior lighting is visible in the parking lot, however, the sufficiency of lighting was not evaluated due to the daytime hour of this inspection.

5.6. **Exterior Bracing and Other Supports**

Not Present

5.7. **Interior Roof Structure**

- Visibility: Good

5.8. **Visible Underfloor Components**

Not Present

6. Roofing

6.1. K-7 Building Roof



- Type: Built-up
- Slope: Flat
- Visibility: Accessed by walking and drone.
- Access: Ladder
- Condition: Poor
 - Comments: Replacement is included in the cost table
- Parapet Wall: Fair
- Roof Flashing: Poor
- Plumbing Vents: Present
- Skylights and Penetrations: Poor
- Chimney(s): Not Present
- Roof Drainage: Fair. Underground leads were not visually observed to confirm flow. Roof drain baskets were misplaced. This will be an ongoing maintenance item. The cost for this will not be listed in the cost table.
- Caulking: Present

6.2. HS Building Roof



- Type: TPO, Built-up, Standing Seam, Asphalt
- Slope: Flat and Pitched
- Visibility:
 - Roofs were fully accessed and walked
- Access: Hatch
- Condition: Good
- Parapet Wall: Fair
- Roof Flashing: Fair, Poor
 - Eleven facade extensions protrude beyond the roof, at the eave along Amalfi D, creating a water intrusion issue. These facades have crickets running into the main roof. Crickets do not appear to be performing their intended function. Repairs will be needed and a cost for this is included in the cost table.
- Plumbing Vents: Present
- Chimney(s): Not Present
- Roof Drainage: Fair,
 - Underground leads were not visually observed to confirm flow. Roof drain baskets were misplaced. This will be an ongoing maintenance item. The cost for this will not be listed in the cost table.
- Caulking: Present

6.3. Spartan Park Roof



- Type: Asphalt
- Slope: Pitched
- Visibility:
 - Pitched roof was accessed via drone.
- Access: Hatch
- Condition: Good
- Roof Flashing: Good
- Roof Valleys: Good
- Roof Ventilation: Soffit and gable vents
- Plumbing Vents: Present
- Chimney(s): Not Present
- Roof Drainage: Good.
- Trim/Soffit/Fascia: Serviceable

7. Plumbing

7.1. Water Service

- Water Meter: Not Visible
- Main Water Shutoff: Not Visible
- Water entry piping: Not Visible
- Lead Present: Not Visible / Not Evaluated
- Distribution piping: Not Visible/Limited Visibility
 - Comments: Without disclosure on condition, replacement is outside the term/scope.
- Main Water Flow
 - Flow: Good
- Drain/Waste/Vent
 - Condition: Fair
 - Comments: Without disclosure on condition, replacement is outside the term/scope.
- Support: Not Visible
- P-type Traps: Present where visible.

7.2. Interior Plumbing



- Fixtures: Fair
 - Drainage & Stops: Installed
 - Water Flow: Good
 - Hot/Cold: Operational
- Toilets: Present, Operable
- Pipe Supports: *Not Visible*
- Cabinets: Good.

7.3. Water Heater Overview



- Location(s): Non-occupied and occupied space
 - High School Water heater Mfr #: ELD52-FTB in the mini kitchen is beyond its EUL and should be considered for replacement.
 - Comments: K-7 Water heater Mfr #: PROE36 S2 RH95 in the Custodial closet is beyond its EUL and should be considered for replacement.
 - Replacement cost for this will be reflected in the cost table.

7.4. Sump Pump Overview

Not Present / Not Visible

7.5. Backflow Prevention Device

Not Visible / Not Located

7.6. Fuel Lines



Present

7.7. Fuel Meter

Present

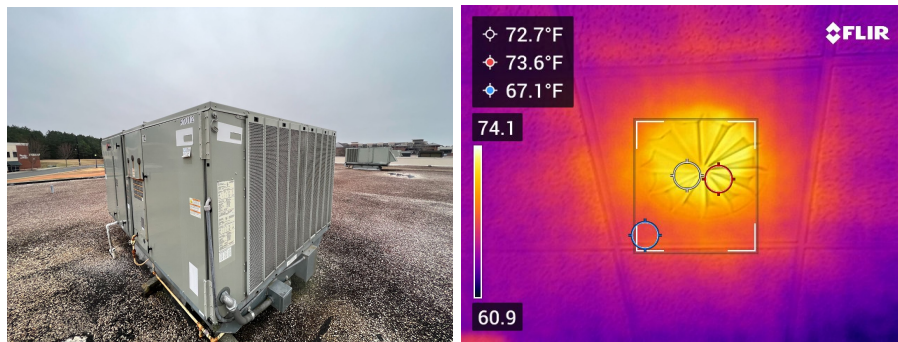
7.8. Other Plumbing



- Catch Basin: Present
- Well Pump: Not Present
- Sanitary/ Sewage Ejection Pump: Not Visible
- Water Softener: Not Present

8. Heating

8.1. System Overview



- Heating Source(s): Heat pumps, RTU, A Single Mini Split
- Type of Distribution: Forced air ductwork systems
- Routine Maintenance: Yes
- Visible Upgrades from Previous Systems: Some units were replaced and others will need to be replaced during the review period.

8.2. Ignition, Intake, Exhaust

- Intake: Exterior
- Exhaust: Exterior
- Ignition Source Locations: Exterior
- Ignition near Fuel-dispensing Locations or Garage: N/A
- Combustion Air: Exterior
- Exhaust Systems Terminate to Proper Locations:
 - Terminate to occupied areas: N/A
 - Danger of heat, odor, fume, spray, gas, or smoke: No

- Public nuisance or fire hazard: Not Visible
- Exterior Intake Openings: N/A
- Heat Source Near Combustibles: N/A

8.3. **Appliance Service Access & Platform**

- Good

8.4. **HVAC Piping and Ductwork**

- Visible from: Interiors
- Condition: Depends on age. See HVAC Replacement PDF HVAC Table.

8.5. **AC Compressor / Heat Pump**

- Present

8.6. **Thermostats**

- Present in: Throughout Interiors
- Condition: Fair

8.7. **Air Handler**

- Visible from: Roof
- Condition: Varies by Age
 - Some units are beyond their EUL and will need to be replaced within the review period. A cost for this will be reflected in the cost table.

9. Air Conditioning and Ventilation

9.1. Cooling System Overview



- Cooling Type: RTU, Air Handlers with exterior AC compressors
- Type of Distribution: Forced Air, with and without ductwork
- Type of Ventilation: Passive
- Routine Maintenance Schedule for Past 24 Months: Yes
- Visible Upgrades from Previous Systems: Good

9.2. Appliance Service Access & Platform

Not Present

9.3. HVAC Piping and Ductwork

- Not Visible
- Condition: Fair

9.4. AC Compressors

- Locations: Exterior
- Age: Various
 - Condition: Varies by Age

- Some units are beyond their EUL and will need to be replaced within the review period. A cost for this will be reflected in the Modified Capital Needs Schedule.

9.5. **Air Handlers**

- Location: Roof

9.6. **Thermostat(s)**

- Present in: Interiors throughout
- Condition: Fair

9.7. **Other Systems Present**

- Refrigeration / Walk-in Coolers: Not Present
- Window AC Units: Not Present

10. Electrical

10.1. Transformers



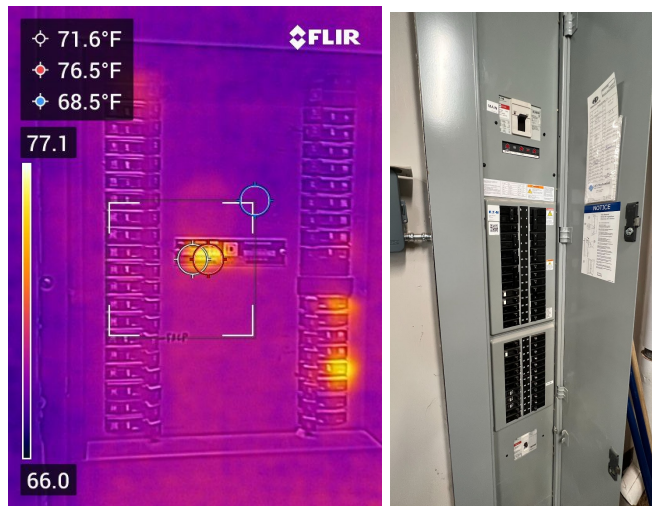
- Type: Ground Mounted Transformers 2000 AMP 280V, 3PHS. 4Wire

10.2. Service Entry and Meter



- Meters: Exterior, wall mounted
- Overhead Clearance: N/A
- Condition: Not Evaluated
- Evidence of moisture damage/corrosion/overheating: Not Visible

10.3. Distribution Panels



- Location(s): Various
- Condition: Good
- Corrosion / Moisture / Damage / Overheating: Not Visible
- Amperage: Varied
- Service Voltage: Listed as 110/220 Volt
- Adequate Clearance at Panel:
 - Items should not be stored in panel rooms and or stored close to the panels preventing access. Where items are blocking access to the panel they should be removed.
- Main Shutoff: Present on Main Switchboard
 - Appears grounded: Present
 - GFCI Breaker Present: GFCI/s not functional, GFCI and how it should be replaced every 10 years. Due to the low cost, this will not be included in the cost table
 - AFCI Breaker Present: Not Visible
- Main Wire: Not Evaluated
- Breakers Properly Labeled: Yes
- Branch Wiring: Not Visible
 - Condition: Not Visible

10.4. Interior Electrical

- General Wiring Hazards:



- Improperly terminated HVAC disconnect boxes laying on the roof of K-7 are considered a hazardous situation and have not been properly terminated. Due to the low cost, this will not be reflected in the cost table.
- Lighting:
 - Type(s): Various ceiling mounted
 - Location: Various
- Switches: Good
- Receptacles: Fair

10.5. Emergency Power / Generator Systems

Not Visible / Not Installed

10.6. Energy Management Systems

Not Visible / Not Accessible

11. Vertical Transportation

11.1. Escalators

Not Present

11.2. Elevators

Not Present

12. Life Safety and Fire Protection

12.1. Fire Access Roads and Location

- Incoming Roads show proper overhead clearance (13'6" or higher): Yes
 - Wires below 13'6": None Noted
- Address and Street Number: Present

12.2. Fire Hydrant(s)

- Location: Not Located

12.3. Combustibles and Storage

- Combustible Storage: *Not Visible*
- No Smoking Signs posted in combustible storage, dispensing, and/or usage areas: N/A
- Storage Rooms: *Not Accessible*
- Any storage obstructs fire extinguisher, fire hydrant, alarm panel, electrical panel:
 - Obstruction of Aisle/Corridor, Stairwell, exit door: None
 - Within 18" of sprinkler head(s): None
 - Within 3' of heat-generating appliance: None
 - Within 3' of electrical panel: Remove storage from all electrical panel areas. This defect was also noted in the Fire Marshal's report.

12.4. Smoke and Carbon Monoxide Alarms / Detectors

- Smoke Alarms: Installed at regular intervals. Ensure units are functioning and replace batteries annually.

- Smoke/CO Detectors: Not present, or tied in with low-voltage security systems.
 - Comments: Consult AHJ concerning local regulations.

12.5. Fire Alarm Systems

- Alarm Panels: Present
- Pull Alarm Boxes: Present
 - See photo below.
- Cooking Area Alarms: N/A

12.6. Fire Extinguishers



- Stored within 30' of commercial cooking area using oil or fat: N/A
- Access: Not Visible
- Comments: Service and re-certify fire extinguishers yearly

12.7. Exit Signage and Emergency Lighting



- Exit Signs: Present, some are improperly lit. Replace.
- Emergency Lighting: Present.
 - Comment: Install additional illumination around both theater areas.

12.8. **Sprinklers and Standpipes**

- Sprinklers: Installed in Unit Interiors
- Standpipes: Not Present / Not Accessible
- Water Storage: N/A
- Fire Pumps: *Not Accessible*

12.9. **Emergency Egress**

- Total Exits: 2 per unit
 - At least two exits for each area: No.
 - Some classrooms have only a single exit.
 - Rear staging/storage area behind “Black Box Theater” in the HS building has a single egress exit. This is a fire hazard. The travel distance may also be too far for emergency escape. Consult the local fire department concerning repairs.
- Exit Doorways:
 - Doorway width at least 32": Yes
 - Swing in direction of egress: No
 - Proper signage (“This door must remain unlocked...”): N/A
- Exit Corridors have proper firewall: Present

- Trip hazard / Loose railing / Improper riser/tread(s): N/A
- Improper Corridors: Lighting and travel is improper in storage areas around both theaters. Install proper lighting and remove storage from travel areas.



- Fire Separation Doors: Present, not all are listed as fire doors
 - Comment: Consult local authorities for proper horizontal exit doors.
- Do not close/latch properly at: N/A
- Wedged/blocked at: N/A
- Exit Stairwells
 - *Not Present*

12.10. Other Fire Control Systems

- Stairwell Pressurization: N/A
- Smoke Evacuation: N/A

13. Interior Elements

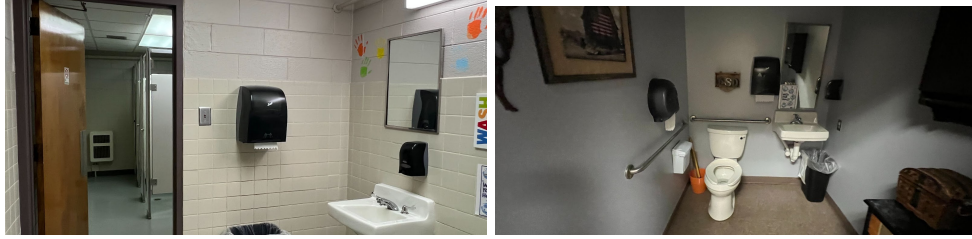
13.1. Offices, Hallways, Common Areas

- Flooring: Carpet, Tile, Vinyl
- Ceilings: Suspended, Painted Drywall
- Walls: Painted Drywall, Masonry
- Window(s): Fixed Pane
- Lighting: Various
- Electrical Receptacles: Present

13.2. Unit Interiors

- Flooring: Carpet, Tile, Vinyl
- Ceilings: Suspended, Painted Drywall
- Walls: Painted Drywall, Masonry
- Window(s): Fixed Pane
- Lighting: Various
- Electrical Receptacles: Present
- Cabinets: Good

13.3. Bathrooms



- Flooring: Ceramic Tile, Linoleum/Vinyl
- Ceilings: Painted drywall
- Walls: Block, Tile, Painted drywall
- Window(s): N/A
- Lighting: Various
- Electrical Receptacles: Present. Ensure all bathroom outlets are GFCI and operational.
- Fixtures: Toilets, sinks

13.4. Fireplace(s)

Not Present

13.5. Interior Stairs and Balcony

- There is a stairway in the drama section of the high school that is in a pathway. Occupants can very easily bump their heads off of this and become injured. This area is also jammed up with clutter. This is an unsafe situation that should be rectified. See also 12.9 above.

13.6. Attic

- K7: Intermittent access, steel trusses
- HS : Intermittent access, steel trusses
- Spartan Park: Wood trusses

14. **Commercial Cooking Area**

Not Present

15. Accessibility

15.1. Disclaimer

Full accessibility report was not ordered for this CNA inspection. The below comments are summary observations. For a full report, contact an accessibility compliance specialist.

15.2. Parking



- Present: Yes
- Stamp: Blue stamp is missing at HS Building
- Striping: Present
- Van Aisle: Present
- Ramps: Present at both entrances
- Comments: Re-stripe and stamp along with regular parking lot maintenance. This is considered a maintenance cost.

15.3. **Route of Travel**

- Proper

15.4. **Ramps**

- Interior travel area is flat.

15.5. **Entrance**

- Width: Proper
- Auto-Opening Device: Missing

15.6. **Interior**

- Proper where visible

15.7. **Restrooms**

- Signage: Present
- Fixtures: Present

15.8. **Elevators**

Not Present

16. **Appendix**

16.1. **Flood Plain Maps**

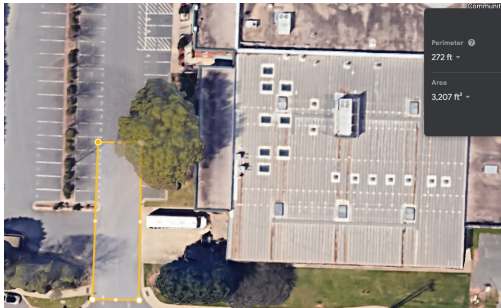
FEMA flood maps indicate that properties assessed are not located in a flood plain. (See Flood Maps in section 17)

17. Support Illustrations

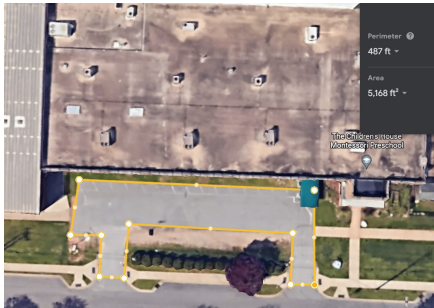
[Illustration Catalog \(Link\)](#)

Mill and Overlay:

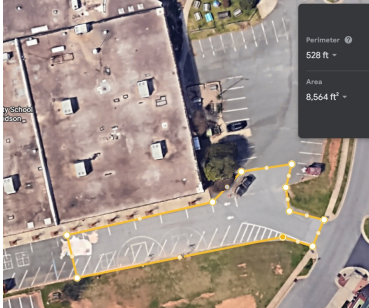
HS Main Entrance



HS Armor St



K-7 Davidson Gateway Drive

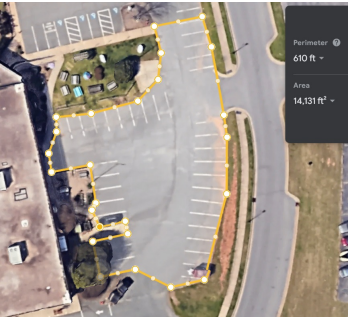


Seal and Stripe:

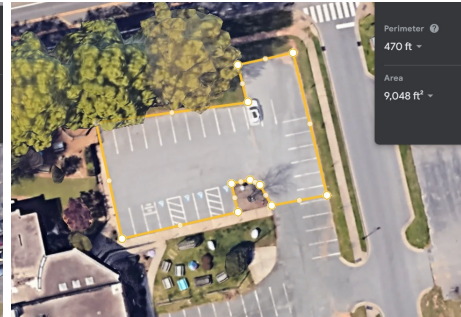
K-7 Grocery Lane



K-7 Davidson Gateway Drive



K-7 Davidson Gateway Drive



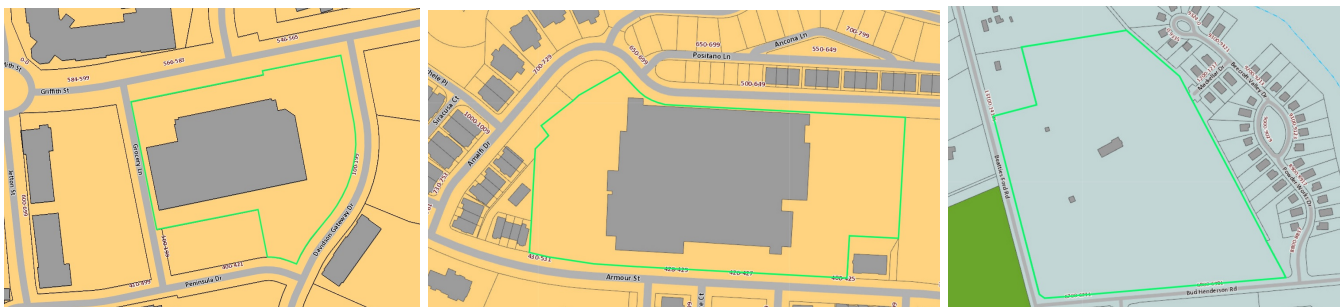
High School



Cardinal Directions



Lot Street ID



Flood Map



Lot Drone Imagery

