

RAPID RESPONSE REPORT

DATE:

Client Contact Name
 Client Name
 Client Address Suite 1700
 Client City, State Zip Code

Subject: **Rapid Response Report**
 Property Address
 City, State Zip
 AEI Project No. Sample Project
 Client Reference No. Client Reference No.
 Client Reference Name: Client Project Name

Dear Client Contact Name:

On Date, AEI completed our site visit for the property located at Property Address, City, County County, State, and our preliminary findings are as follows:

AEI has determined the property is overall in good condition. There were no areas to which AEI was denied access. The Property was constructed in 1972 and last renovated in 2019. AEI has received a copy of the Pre-Survey Questionnaire as of today's date.

PROPERTY INFORMATION	
Site Address(es)	Property Address, City, County County, State Zip
Property ID (APN or Block/Lot)	Parcel Number(s)
Location	
Property Type	Multifamily
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	9.273 acres per ALTA Survey
Number of Apartment Buildings	11
Building Construction Date	1972
Year of Substantial Renovation	2019
Building Square Footage (SF)/Source	315,885 GBSF per Assessor
Net Rentable Area	282,990 NRSF per Rent Roll
Number of Floors/Stories	2 and 3
Number of Units	245
Construction Type	Concrete frame super-structure
Ancillary Buildings	(3) - (1) Leasing Office; (1) Fitness/Laundry; (1) Pool Equipment Building
Visibility and Accessibility from Major Roadways	Good

Overall Condition of the Property	good
Additional Information	None
SITE ASSESSMENT INFORMATION	
Site Assessment Date	Date
Field Assessor	Name
Weather Conditions	Sunny
Temperature	98 degrees
Access Limitations	Limitations to AEI's standard site assessment protocol were not encountered. Full access to the property was made available.

Summary of pertinent systems information and problematic materials:

System/Component	No	Yes	TBD
Are there centralized boilers for heat?	X		
(If yes, are the centralized boilers high pressure, regulated?)			
Are there centralized hot water heaters?	X		
(If yes, are the centralized heaters high pressure, regulated?)			
Is HVAC centralized per building?	X		
Additional Questions:			
Flood Zone or Zones:	C		
PGA (From https://earthquake.usgs.gov/hazards/interactive)	.0083		
If the PGA is above .15g are there any seismic risk factors:	NA		

Section III: Repairs and Cost Estimates

Freddie Mac Loan Number	Report Date Date	Property name Client Project Name
Seller/Service name Client Name	Address Property Address	
Seller/Service number	Inspection date Date	City, State, Zip City, State Zip

Repairs Identification

Were any Critical or Priority Repairs identified? Yes No

Identify the area of the property where repairs needs were identified:

- Site
- Structural, building envelope and common area furniture, fixtures and equipment
- Mechanical and electrical
- Dwelling units

Were any Operational Repairs identified? Yes No

Critical and Priority Repairs

Structural, building envelope and common area furniture, fixtures and equipment

Item	Repair Type	Unit of Measure	Quantity	Per Item Costs	Total Costs	Comments
Radon Testing	PR	EA	4	\$500.00	\$2,000.00	Concentrations of radon in Building F/ Unit 325 (4.6 pCi/L) and Building D/Unit 109 (4.1 pCi/L) exceeded the US EPA recommended action limit of 4.0 pCi/L. Based on the elevated concentrations reported, AEI recommends long-term radon testing by alpha-track monitoring within these units, which will take a minimum of 91 days. In

Item	Repair Type	Unit of Measure	Quantity	Per Item Costs	Total Costs	Comments
						addition, radon test results from Building H/Unit 310 and Building I/Unit 505 were not available as the canister was not returned to the laboratory or deemed invalid. Based on the elevated concentrations of radon detected at the subject property and the lack of radon results for Buildings H and I, AEI also recommends long-term radon testing in these units.
Exterior walls/roof (structural)	PR	EA	1	\$5,000.00	\$5,000.00	AEI observed a damaged concrete beam - Near Unit E302. AEI recommends the beam be repaired under the direction of a licensed structural engineer.
Subtotal					\$7,000.00	

Total	\$7,000.00
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Based on the information available at this time, the Annual Cost Per Unit / Year (inflated) is \$248. The above referenced findings are preliminary and may be subject to change. Additional information may require us to revise or elaborate on these findings. Our recommendations will be included in the PCA report.

We are on schedule to deliver our report on or before Date, the project due date. If you have any questions or comments, please let us know.

Sincerely,

Unknown User
AEI Consultants
SA Phone