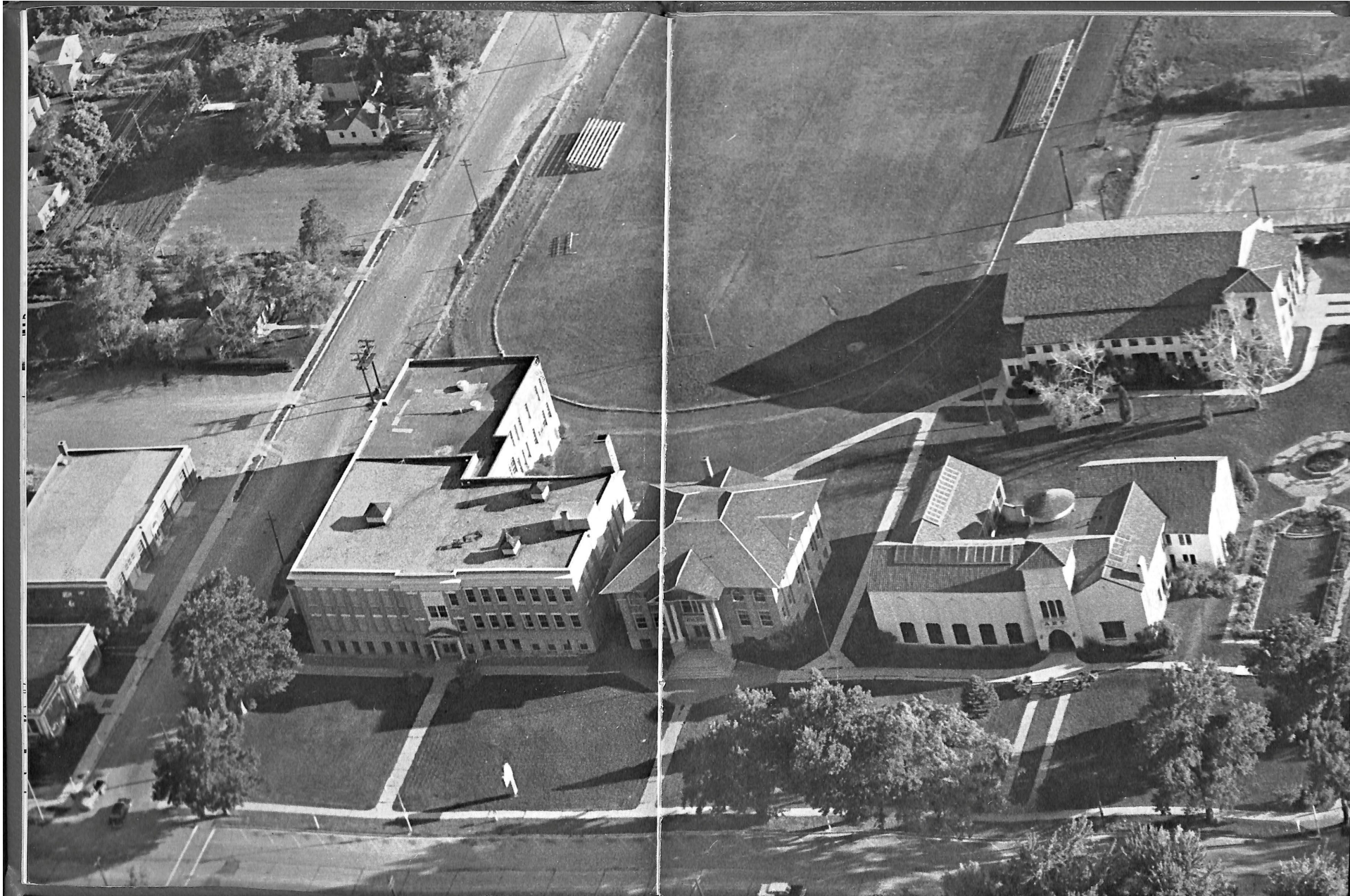
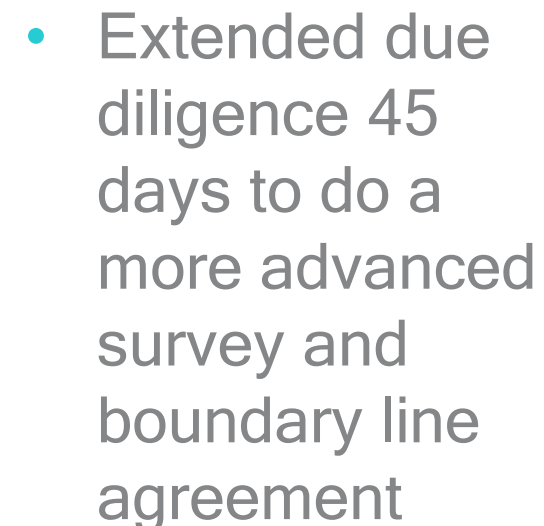




LDS SEMINARY BLDG DUE DILIGENCE
NOV 4, 2025



1962





DUE DILIGENCE – BLDG RECOMMENDATIONS

- Mechanical:
 - HVAC Replacement - furnace and A/C
 - Short-term: minor plumbing repairs
 - Long-term: replacement of galvanized supply piping
- Electrical:
 - Short-term: Repairs of double tapped lugs
 - Short-term: Repairs of reversed outlet plugs in two rooms
 - Long-term: “While the service is currently functional, it is approaching the end of its expected service life Replacement of panels should be considered as part of a proactive maintenance and modernization plan/”
- General:
 - Install new smoke detectors/fire-alarm system
 - Asbestos testing needed



OVERVIEW OF DUE DILIGENCE

TAKEAWAY: It's a nearly 100-year old building that needs some upkeep and maintenance (and investment) but in generally good condition with no major red flags.