Comp #: 901 Carpet Floor - Replace

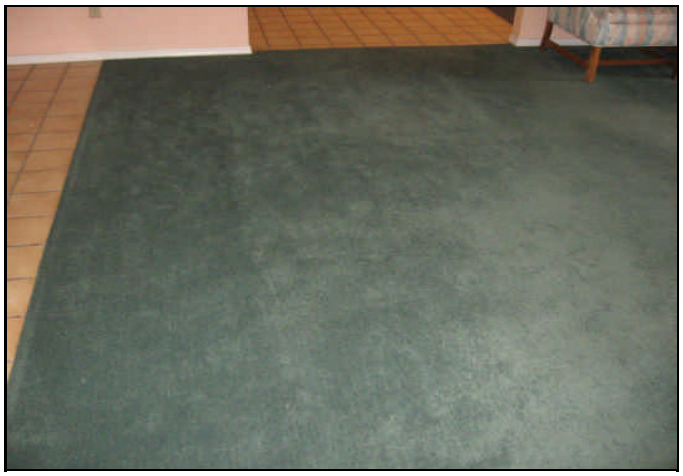
Quantity: Approx 300 Sq Yds

Location: Clubhouse interior: Lobby, Great Room, Fitness Room, Office & Conference Room

Evaluation: Carpet floor appears to be in overall good shape. Fitness room does exhibit more wear and tear though.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: $8,400.00
$28.00/Sq Yd; Estimate to replace

Worst Case: $10,500.00
$35.00/Sq Yd; Higher estimate

Cost Source: ARI Cost Database

Comp #: 903 Tile Floor - Replace

Quantity: Approx 940 Sq Ft

Location: Clubhouse interior: Lobby, Hallways & Kitchen

Evaluation: Tile floor appears to be older, possibly still original from 1986. Tiles are intact but look somewhat dated. Grout appears stained and discolored in spots. Replacement should be planned eventually.

Useful Life:
24 years

Remaining Life:
2 years



Best Case: $9,400.00
$10.00/Sq Ft; Estimate to replace

Worst Case: $11,300.00
$12.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 908 Door Opener - Replace
Quantity: (1) Stanley
Location: Clubhouse interior: Entry door in the Hallway
Evaluation: Door opener was installed during November 2010 for $1,976. Appears to be in good working condition.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: $1,860.00
Estimate to replace

Worst Case: $2,270.00
Higher estimate

Cost Source: Client Cost History

Comp #: 910 Furniture (Lobby) - Replace
Quantity: (13) Pieces
Location: Clubhouse interior: Lobby & Entry Hallway
Evaluation: Pieces include (6) upholstered arm chairs, (2) upholstered wood-framed chairs, (1) coffee table, and (4) pictures. Furniture appears to be older but still in fair condition. Replacement should be planned eventually.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: $5,300.00
Estimate to replace

Worst Case: $6,500.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 912 Furniture (Great Rm) - Replace

Quantity: (11) Pieces

Location: Clubhouse interior: Great Room

Evaluation: Pieces include (5) upholstered wood-framed chairs, (1) wood dining table, (4) dining chairs, and (1) sofa. Furniture appears to be older but still in fair condition. Replacement should be planned eventually.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: $5,300.00
Estimate to replace

Worst Case: $6,500.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 914 Piano - Replace

Quantity: (1) Kimball Piano

Location: Clubhouse interior: Great Room

Evaluation: Piano appears to be in good shape. Long-life expectancy under normal circumstances, possibly indefinite depending on level of use. Recommend repairing and tuning as an Operating expense. No expectancy to replace at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 916 Drinking Fountain - Replace

Quantity: (1) Oasis

Location: Clubhouse interior: Great Room

Evaluation: Drinking fountain was installed around 2008. Functional and appears to be in good shape. Replacement cost is below the $2,000 Reserve expense threshold, so no Reserve funding has been allocated. Model: P8AC-H300, Serial #0808003934.



Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 918 Room Divider - Replace

Quantity: (1) Divider: 64 Sq Ft

Location: Clubhouse interior: Great Room

Evaluation: This is a wood, accordion style room divider, ~8x8. Expected to be original from 1986. Wood looks a little worn, but divider is still intact. Long life expectancy depending on level of use. Replacement should be anticipated eventually.



Useful Life:
30 years

Remaining Life:
4 years

Best Case: $1,920.00
$30.00/Sq Ft; Estimate to replace

Worst Case: $2,300.00
$36.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 920 Stack Chairs - Replace

Quantity: Approx (68) Chairs

Location: Clubhouse interior: Great Room & Conference Room

Evaluation: Stack chairs appear to be older with visible stains and wear. Frames appear to be intact though. Majority of the chairs are the same type, so complete replacement should be planned eventually to maintain uniformity throughout the building.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: $4,080.00
$60/Chair; Estimate to replace

Worst Case: $5,100.00
$75/Chair; Higher estimate

Cost Source: ARI Cost Database

Comp #: 921 Folding Tables - Replace

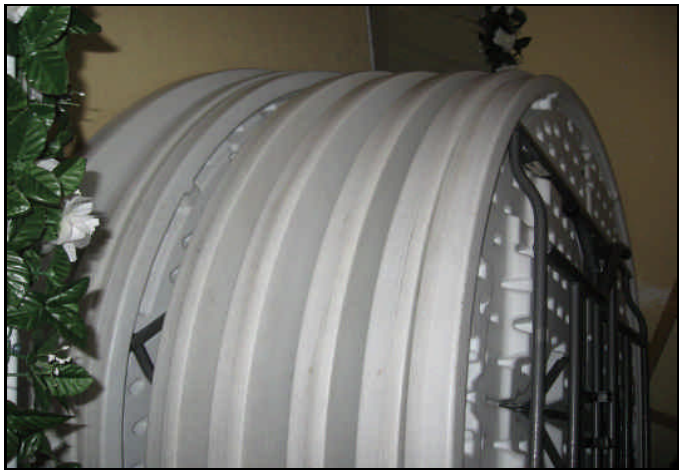
Quantity: Approx (13) Tables

Location: Clubhouse interior: Great Room & Conference Room

Evaluation: We counted (8) round and (5) rectangular folding tables. They appear to be intact and functional. Replacement should be planned eventually.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: $2,500.00
Estimate to replace

Worst Case: $3,000.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 923 Interior Lights - Replace

Quantity: Approx (57) Fixtures

Location: Clubhouse interior: throughout building, excluding Kitchens & Restrooms

Evaluation: Fixtures include (2) ceiling fans, (39) can lights, (12) fluorescent lights, and (4) sets of track lights. There is no expectancy to replace all of these fixtures at the same time. Recommend repairing or replacing as a maintenance expense when needed.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 925 Window Blinds - Replace

Quantity: (24) Blinds: 660 Sq Ft

Location: Clubhouse interior: Lobby, Hallway, Great Room, Office & Conference Room

Evaluation: There are vertical blinds and miniblinds throughout the building. Actual age is unknown. Repair or replace as a maintenance expense when needed. This component funds to eventually replace all window blinds at the same time.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: $6,000.00 Worst Case: $7,200.00

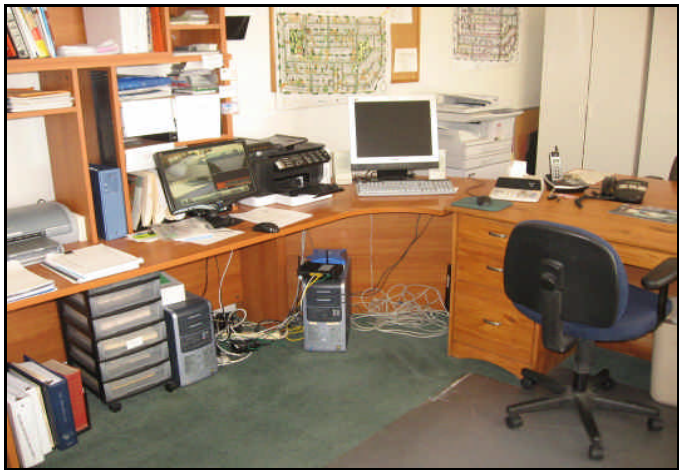
Estimate to replace Higher estimate

Cost Source: ARI Cost Database

Comp #: 930 Office Furniture - Replace
Quantity: (10) Pieces
Location: Clubhouse interior: Office
Evaluation: Pieces include (2) L-shaped desks, (1) small desk, (3) desk chairs, and (4) assorted file cabinets. Furniture appears to be in good shape overall. No signs of damage or excessive wear noted. Replacement should be anticipated eventually.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: $5,600.00
Estimate to replace

Worst Case: $6,800.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 932 Office Equipment - Replace
Quantity: (6) Pieces
Location: Clubhouse interior: Office
Evaluation: Pieces include (2) computers, (1) printer, (2) phones, and (1) copier. Copier is leased, so no funding is required. The other items are relatively inexpensive and should be replaced as an Operating expense when needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 936 Kitchen - Remodel

Quantity: Cabinetry & Appliances

Location: Clubhouse interior: Kitchen & Bar cabinetry in the Lobby

Evaluation: Kitchen has laminate counters with wood cabinets. Cabinets look aged, scratched, and worn. Likely original from 1986. Cabinetry should be replaced eventually to remodel this kitchen area.

Useful Life:
24 years

Remaining Life:
2 years



Best Case: $11,200.00
Estimate to remodel

Worst Case: $13,700.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 938 Kitchen Appliances - Replace

Quantity: (4) Appliances

Location: Clubhouse interior: Kitchen

Evaluation: Appliances include (1) refrigerator, (1) oven, (1) microwave, and (1) dishwasher. They vary in age. Individual replacement costs are below the $2,000 Reserve threshold. Recommend repairing or replacing individually as a maintenance expense when needed. Complete replacement is included with the kitchen remodel project.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 940 Cardio Equipment - Replace

Quantity: (9) Pieces

Location: Clubhouse interior: Fitness Room

Evaluation: Pieces include (2) treadmills, (2) climbers, (1) recumbent bike, (1) cardio glide, (1) rower, (1) cardio cruiser, and (1) health rider. This is generally older, residential quality equipment. Replace individual pieces as an Operating expense when needed. Plan to eventually replace all pieces at the same time.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: $9,600.00
Estimate to replace

Worst Case: $11,750.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 944 Strength Machine - Replace

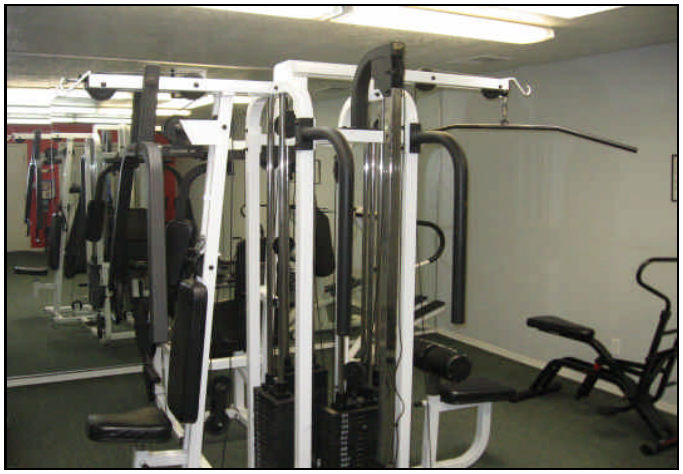
Quantity: (1) Maximus

Location: Clubhouse interior: Fitness Room

Evaluation: This is a 4-stack multi-gym weight machine. It appears to be in fair condition. This type of equipment is expected to last longer than the cardio machines.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: $2,800.00
Estimate to replace

Worst Case: $3,500.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 950 Lockers & Restrooms - Remodel

Quantity: (4) Rooms

Location: Clubhouse interior

Evaluation: Locker rooms and restrooms appear to be in good shape overall. Locker rooms have newer looking tile floors and cabinetry than the rest of the building interior. This component funds to eventually replace the floors, cabinetry, stalls, toilets, showers, lights, lockers, etc.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: $44,650.00

Estimate to remodel

Worst Case: $54,600.00

Higher estimate

Cost Source: ARI Cost Database

Comp #: 954 Sauna Rooms - Refurbish

Quantity: (2) Wood Rooms

Location: Clubhouse interior: Locker Rooms

Evaluation: The wood sauna rooms look aged and worn. Complete replacement is generally not anticipated. Wood needs to be at least refinished and possibly some pieces replaced.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: $2,000.00

$1,000/Room; Allowance to refurbish/repair

Worst Case: $2,600.00

$1,300/Room; Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 956 Sauna Heaters - Replace

Quantity: (2) Amerec, 8-kW

Location: Clubhouse interior: Locker Rooms

Evaluation: Men's sauna heater looks very old and rusted. Assuming women's heater is in the same condition. Recommend replacing in the near future. Model: W8-240.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: $3,500.00
$1,750/Heater; Estimate to replace

Worst Case: $4,400.00
$2,200/Heater; Higher estimate

Cost Source: Research at www.steamsaun.com

Comp #: 960 Furnaces - Replace

Quantity: (2) G.E. Furnaces

Location: Clubhouse interior: Halllway closet

Evaluation: Hot air furnaces appear to be original from 1986. Long life expectancy under normal circumstances, but replacement should be expected eventually.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $3,000.00
$1,500/Furnace; Estimate to replace

Worst Case: $3,600.00
$1,800/Furnace; Higher estimate

Cost Source: ARI Cost Database

Comp #: 962 Water Heater - Replace

Quantity: (1) A.O. Smith, 100-Gal.

Location: Clubhouse interior: Halllway closet

Evaluation: This is a commercial grade water heater. It is older, possibly still original. Replacement should be expected eventually. Model: BT100926, Serial #AD83-12142-299, 80,000 BTU.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: $2,800.00
Estimate to replace

Worst Case: $3,500.00
Higher estimate

Cost Source: ARI Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 10,210 Sq Ft

Location: Clubhouse interior: walls & ceilings throughout building

Evaluation: Paint surfaces are in good shape. No significant marks or scuffs noted. Periodic repainting should be planned to update and restore the appearance.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: $6,540.00
$0.64/Sq Ft; Estimate to repaint

Worst Case: $7,960.00
$0.78/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1115 Exterior Surfaces - Repaint

Quantity: Approx 1,400 Sq Ft

Location: Clubhouse exterior: wood siding & eaves

Evaluation: Exterior surfaces of the clubhouse are primarily brick. This component accounts for sections of wood siding and eaves. Repaint cost is below the $2,000 Reserve threshold, so no Reserve funding has been allocated. Repaint periodically as a maintenance project.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 1303 Shingle Roof - Replace

Quantity: Approx 7,180 Sq Ft

Location: Rooftop of the clubhouse, pond pump house & both gatehouses

Evaluation: There were no signs of lifting or curling shingles noted. Roof has reportedly not been problematic. Actual age is unknown at this time, but it does not appear to be original. Expected to be in good condition overall. Replacement should be expected eventually.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: $21,550.00
$3.00/Sq Ft; Estimate to replace

Worst Case: $28,750.00
$4.00/Sq Ft; Higher estimate

Cost Source: Past Research with All Veterans Roofing (505-250-2621)

Comp #: 1315 Skylights - Replace
Quantity: (2) Skylights
Location: Rooftop of the clubhouse
Evaluation: Replacement cost is below the $2,000 Reserve expense threshold, so no Reserve funding has been allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1320 Evaporative Coolers - Replace
Quantity: (3) Coolers
Location: Rooftop of the clubhouse
Evaluation: Coolers could not be closely inspected. Actual ages are unknown. Staining noted on the roof around the coolers. Repair as a maintenance expense when needed. Expect to periodically replace all of the coolers.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: $3,300.00
$1,100/Cooler; Estimate to replace

Worst Case: $3,900.00
$1,300/Cooler; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1324 Exhaust Fan - Replace

Quantity: (1) Exhaust Fan

Location: Rooftop of the clubhouse

Evaluation: Replacement cost is below the $2,000 Reserve expense threshold, so no Reserve funding has been allocated.



Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source: